Oifig na nOibreacha Poiblí
Office of Public Works

Template for

ENVIRONMENTAL IMPACT ASSESSMENT PRELIMINARY EXAMINATION

(OF THE NATURE, SIZE OR LOCATION OF THE DEVELOPMENT)

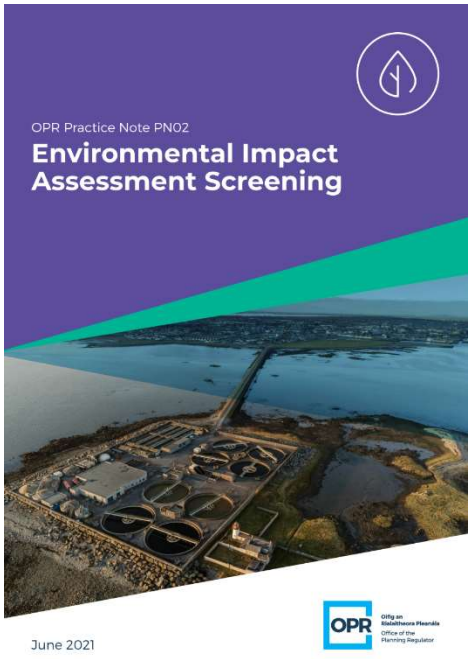
Part 9 Planning Submission

For

Change of use of existing office space, on the first floor of the four storey block, to a multi-functional space including a servery at the Printworks / Stamping Building, Dublin Castle, Dublin 2.

February 2025

Format taken from:



PRELIMINARY EXAMINATION:

The planning authority or state authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

	COMMENT:	YES / NO / UNCERTAIN:
Nature of the Development: Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	The proposed development is located within the city centre campus of Dublin Castle. The main works are internal with minor works on an existing roof externally. Demolished materials will not be significant and will not result in significant emissions or pollutants and are to be stored locally on site until disposal in accordance with local waste management regulations.	No
Size of the Development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?	The size of the development is not exceptional in the context of the existing environment and will not involve the construction or extension of a new building The construction will require a contractor's compound area that will be located at the site of works but will not have an adverse effect on the site. There are no known cumulative considerations having regard to other projects	No
Location: Is the proposed development located on, in, adjoining or does it have the potential impact on an ecologically sensitive site (1) or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?	There are no ecologically sensitive locations in the vicinity of the site. The site is located within the Dublin Castle campus and is in the curtilage of protected structures. The development is not considered to have an impact on the existing protected structures	No

PRELIMINARY EXAMINATION CONCLUSION:

Based on a preliminary examination of the nature, size or location of the development.
(Tick as appropriate)

X THERE IS NO REAL LIKELIHOOD OF SIGNIFICANT EFFECTS ON THE ENVIRONMENT. EIA IS NOT REQUIRED.	 THERE IS REAL LIKELIHOOD OF SIGNIFICANT EFFECTS ON THE ENVIRONMENT. AN EIAR IS REQUIRED.	 THERE IS SIGNIFICANT AND REALISTIC DOUBT REGARDING THE LIKELIHOOD OF SIGNIFICANT EFFECTS ON THE ENVIRONMENT. REQUEST THE APPLICANT TO SUBMIT THE INFORMATION SPECIFIED IN SCHEDULE 7A FOR THE PURPOSES OF A SCREENING DETERMINATION. PROCEED TO SCREENING DETERMINATION.

(1) Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).