



An
Bord
Pleanála

Inspector's Addendum Report

ABP-309819-21

Development	The demolition of the existing Coach House public house and the construction of a mixed-use development of 54 residential units and a café/ wine bar.
Location	The Coach House, Public House, Ballinteer Avenue, Dublin 16.
Planning Authority	Dun Laoghaire-Rathdown County Council
Planning Authority Reg. Ref.	
Applicant(s)	Thornhart Ltd.
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Thornhart Ltd.
Observer(s)	Mark Radburn Geraldine O'Dubhghaill Kathleen Manning

Ed & Michele Jackson

Colm Corcoran

Shay Hogan – submitted by Conor Sheehan

Lynette Wall

Emma Reid – submitted by Dr

Diarmuid Ó Gráda

Dorothy Clements – submitted by Dr

Diarmuid Ó Gráda

Brian Ingoldsby

Antoinette Traynor

Diarmuid O'Neill

Glen & Karen Keddy – submitted by

Hendrik van der Kamp

Patrick Harrington

Denise & Michael Boland – submitted by Conor Sheehan

Inspector

Paul O'Brien

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1.0 Introduction

1.1. This report is an addendum report to the Inspector's report in respect of ABP-309819-21 dated 14th September 2021. The Board issued a direction on the 13th of June 2022, deferring consideration of this case and issued a Section 132 Notice to the applicant requesting the following, in summary:

- In the absence of a parking survey that would support the reduced car parking provision on site for the commercial element of the development, a detailed survey of the site and car parking demand to be provided and include details on deliveries/ allocation of suitable spaces.
- Those using the commercial car parking spaces would have to use the residential lift/ stairs and it is advised that consideration should be given to the reservation of the entire basement for residential use including car parking and bicycle parking.
- Consider the omission of ground floor apartment number A0.05 and rearrange this space for use as communal open space and to be suitably landscaped.

1.2. All participants in the appeal were notified of the direction and were invited under Section 131 to make any further submissions/ observations in relation to the appeal.

1.3. This report considers the submissions made on foot of the request for further submissions/ observations.

2.0 Response of Relevant Parties/ Observers to the Board's Decision

2.1. First Party Response

2.1.1. A detailed response to each of the three points listed within the Section 132 notice was made by way of a submission prepared by McGill Planning and dated 22nd of July 2022. The following points are noted:

- Punch Consulting Engineers have prepared a car parking and delivery survey of the subject site. There was a high turnover of cars, most staying for less than an hour and vacancy rates were high. Car Parking process exceeds the standards in the Dun Laoghaire-Rathdown Development Plan 2022 – 2028.
- Commercial car parking spaces in the basement have been removed and provision is in accordance with Section 12.4 of the Dun Laoghaire-Rathdown

Development Plan 2022 – 2028. 31 car parking spaces in the front car park and 15 spaces in the rear car park. A total of 118 bicycle parking spaces are proposed to serve the development.

- Ground floor apartment A0.05 has been omitted and other ground floor alterations have been proposed in order to provide for an additional area of public open space. Other alterations to the floor plans and elevational drawings have been made to support this revision. An apartment unit in Block B has been omitted and another has been revised in order to accommodate the relocated substation and switch room.
- The proposal is now for 49 units consisting of 17 x 1-bedroom units and 32 x 2-bedroom units. The separation distance between the two blocks has increased and in turn this will increase the available public open space area. The revisions comply in full with the requirements of the Dun Laoghaire-Rathdown Development Plan 2022 – 2028.

2.2. Comments of the Planning Authority

- 2.2.1. No further comments were made in relation to the submitted further information response under the Section 132 notice.

2.3. Third Party Submissions

- 2.3.1. Mark & Jean Radburn - The following points were made:

- Concern about impact of the construction of the basement on existing properties.
- New application should be made considering the alterations from the original application.
- Query when the survey was undertaken – during a time that schools were closed.
- 20 car parking spaces for a creche – has permission been granted for this.
- Recognise the shortage of accommodation, however a smaller development would be more appropriate having regard to the issues in relation to drainage in the area.
- Query the content of the Punch report.

- 2.3.2. Conor Sheehan on behalf of Michael Boland – The following points were made:

- There is a new development plan in place.

- The nature of the development has changed, revised unit numbers and alterations to the layout/ design.
- Legal issues over the SPPRs incorporated into the development plan, the Board should not rely on these in their assessment of the development.
- Query over the provision of car parking to serve a creche on an adjacent site.
- Uncertainty over the impact of the development on traffic in the area.
- No comment to make on the revisions in relation to access to/ from the basement car park.
- Notes the reduction in the number of units and states that this has gone over what the Board requested. This is self-serving though for the following reasons:
 - No three-bedroom units are now proposed.
 - Development Plan requires three-bedroom units for developments in excess of 50 units. The reduction in unit numbers has removed this requirement.
 - No housing demand assessment has been provided that would demonstrate what the housing need is.
- Mix of units is inappropriate.
- Query if the revisions that have gone beyond what were requested is appropriate.
- Query over the proposed density.
- Concern about the visual impact and scale of the development when viewed from existing properties.

Requests that permission be refused for this development.

2.3.3. Geraldine O'Dubhghaill – The following points were made:

- Building is of historical interest to the area, and the character of the area would be impacted by this development.
- Negative impact on their property through the scale and density of development.
- Potential for overlooking leading to a loss of privacy.
- Negative impact to the drainage system in the area.

- The proposed development is likely to give rise to overshadowing of existing properties.
- Impact on the area through noise and disturbance.
- Shortfall in car parking and potential for on street parking in the area giving rise to traffic congestion.

Requests that permission be refused for this development.

2.3.4. Antoinette Traynor – The following points were made:

- Parking survey was undertaken during a time that schools were on holiday and queries the results of this. Car parking shortfall may cause problems in the area.
- The new communal space is only an increase in the proposed café/ wine bar outdoor area, and this is unacceptable. The provision of amenity space is poor, and this revision may give rise to nuisance for existing residents in the area.
- The rear elevation of Block B, following the proposed revisions, would overlook existing houses in the area, most notably in Ballinteer Court, thereby giving rise to a loss of privacy.
- The proposed development is out of character with the adjoining area.

Requests that permission be refused for this development.

2.3.5. Patrick Harrington – The following points were made:

- Concerned about the parking survey accuracy and considers it to be misleading in parts. Survey indicates a proposal for 134 spaces though only 122 have been located on the submitted plans.
- Layout of the parking spaces is poor.
- Distorted times and numbers of parking spaces gives inaccurate results.
- Allocation of parking spaces is poor, none for the wine bar for example though the report states that 40 for the existing pub will no longer be required.
- Car parking provision does not meet Dun Laoghaire-Rathdown Development Plan 2022 – 2028 standards.
- The provision of only delivery space is poor.

- No provision has been made for deliveries to the apartments and no provision has been made for emergency vehicles.
- Concern about road and pedestrian safety as a result of the proposed development/ as revised.
- Concern about the development of a basement car park in an area with granite bedrock.
- The additional open space provided as a result of the removal of the ground floor apartment unit provides for little benefit.

Requests that permission be refused for this development.

2.3.6. Glen & Karen Keddy – submitted by Hendrik van der Kamp – The following points were made:

- Shortfall in car parking provision is a significant concern.
- Concern about the use of the basement car park for residents only and how will this be enforced.
- Welcomes the increased open space in lieu of the ground floor apartment.
- The reduction in apartment numbers does not address the shortfall in car parking provision for this development.

2.3.7. Kathleen Manning – The following points were made:

- The proposed development is out of character with the established form of development in the area and the proposed apartments would be overbearing.

2.3.8. Lynette Wall – The following points were made:

- Concern by the date etc. that the parking survey was undertaken, not during a time of peak demand for such parking.
- Requests that an alternative parking survey be undertaken.
- Concern about potential overflow car parking in the area.
- Potential for setting an undesirable precedent in the area.

Number of photographs submitted in support.

2.3.9. Diarmuid O'Neill – The following points were made:

- The car parking survey contains a number of errors and implies that the car park is underutilised. Vacancy rates are much less than those stated in the report.
- Shortfall in car parking provision is a significant concern and may give rise to traffic hazard in the area.

Number of photographs submitted in support.

2.3.10. Brian Ingoldsby – The following points were made:

- Concern by the date etc. that the parking survey was undertaken, not during a time of peak demand for such parking, and the report appears to contain a number of errors.
- The layout of the parking spaces/ basement parking gives rise to a number of concerns.
- Shortfall in parking for deliveries and delivery areas should be revised.
- Concern about the development of a basement car park in an area with granite bedrock.
- The additional open space area is unacceptable and provides for poor amenity for those using it.

2.3.11. Colm Corcoran – The following points were made:

- Car parking survey is unacceptable, the proposal will give rise to a shortfall in car parking.
- Insufficient visitor and accessible parking spaces to serve this development.
- Delivery route is not suitable or feasible to use.
- Reduction in apartment numbers from 51 to 49 does not address the fact that the development is excessive in this location.
- The proposal will give rise to overlooking of existing houses in the area.

2.3.12. Dorothy Clements – submitted by Dr Diarmuid Ó Gráda – The following points were made:

- The development is out of character with the existing form of the area.
- The development would have a negative impact on residential amenity in terms of overlooking, overshadowing and would be overbearing.

Refusal of permission is requested.

2.3.13. Emma Reid – submitted by Dr Diarmuid Ó Gráda – The following points were made:

- The development is out of character with the existing form of the area.
- There is a shortfall in car parking provision.
- The development would have a negative impact on residential amenity in terms of overlooking, overshadowing and would be overbearing.

Refusal of permission is requested.

2.3.14. Ed & Michele Jackson – The following points were made:

- Insufficient time to make a fully detailed response to the submitted information.
- The proposal continues to represent overdevelopment of this site.
- Concern about traffic safety in the area.
- The car parking provision is substandard in terms of numbers of spaces and associated safety issues.

A number of photographs have been submitted in support.

2.3.15. Shay Hogan – submitted by Conor Sheehan – The following points were made:

- There is a new development plan in place, Dun Laoghaire-Rathdown Development Plan 2022 - 2028.
- The nature of the development has changed, revised unit numbers and alterations to the layout/ design.
- Legal issues over the SPPRs incorporated into the development plan, the Board should not rely on these in their assessment of the development.
- Query over the provision of car parking to serve the revised development and also query over car parking to serve an adjacent creche.
- Uncertainty over the impact of the development on traffic in the area.
- No comment to make on the revisions in relation to access to/ from the basement car park.
- Notes the reduction in the number of units and states that this has gone over what the Board requested. This is self-serving though for the following reasons:

- No three-bedroom units are now proposed.
- Development Plan requires three-bedroom units for developments in excess of 50 units. The reduction in unit numbers has removed this requirement.
- No housing demand assessment has been provided that would demonstrate what the housing need is.
- Mix of units is inappropriate.
- Query if the revisions that have gone beyond what were requested is appropriate.
- Query over the proposed density.
- Concern about the visual impact and scale of the development when viewed from existing properties.

Requests that permission be refused for this development.

3.0 **Assessment**

3.1. The opportunity was afforded to the applicant to submitted revised details and further comments and submissions were sought and received from the Planning Authority, and the Appellants. The following assesses each of the three points of response made by the applicant:

- Car Park Survey: Punch Consulting Engineers were engaged by the applicant to provide a car parking/ use survey. Car parking turnover on site was found to be high and most cars were only parked here for less than an hour. Vacancy rates were found to be high during the day also. A total of 45 car parking spaces are now proposed for the commercial uses on site. In addition, a parking space will be provided for a car club/ Go-Car use, which is stated to equate to 15 car parking spaces. Under the Dun Laoghaire-Rathdown Development Plan 2022 – 2028, the requirement for car parking for commercial use on this site would equate to 30 spaces, therefore the proposal of 45 spaces easily meets this requirement.

The surveys have found that the number of delivery vehicles to the site is low, however a designated space for deliveries has been provided to the rear of the

existing building. This space will be controlled by bollards and be suitably demarcated on the ground.

- Basement car park use: The applicant has revised the basement car park layout such that there is no retail/ commercial parking use within this area. This revision removes the concern about security etc. in relation to the mix of commercial and residential car parking. 53 car parking spaces are proposed to be provided at basement level. The requirement for 49 apartments is 49 car parking spaces in accordance with 'Table 12.5 Car Parking Zones and Standards' of the Dun Laoghaire-Rathdown Development Plan 2022 – 2028. Included within the 53 spaces are two accessible spaces in the basement. An additional accessible space for residential use is provided at ground level.

The submitted response also outlines the proposed bicycle parking provision, and which is stated to be in excess of the requirements of section 12.4.6 of the Dun Laoghaire-Rathdown Development Plan 2022 – 2028. Four motorcycle parking spaces are also to be provided in the basement.

- Omission of apartment and provide for additional communal open space: The revised plans indicate that the Apartment Number A0.05 has been omitted and an adjacent substation/ switch room is to be relocated, thereby providing for additional open space.

- 3.2. The applicant is now proposing 49 apartment units instead of the 51 units as proposed in the appeal response, and a reduction of 5 units from the originally proposed 54 apartment units. The originally proposed studio unit is now to be omitted. A revised Housing Quality Assessment has been provided and all units meet the minimum requirements with a substantial number exceeding this. 53% of the proposed apartment units are dual aspect.
- 3.3. The wine bar proposed in Block A has been revised to overlook the open space area. Tables and chairs are indicated on part of the space between Blocks A and B, and it can be assumed that this will be for the use of the wine bar.
- 3.4. The applicant outlines in their report how the proposal now includes in excess of the 15% of the site to be for open space use. The proposal now provides for 184 sq m of amenity space that is in excess of the development plan requirements.

- 3.5. Assessment of the further information: The applicant has addressed each of the items of further information and significant revisions have been made to the development. I recommended in my original report that permission be refused for this development for three reasons. I am now satisfied that the revisions to this development have addressed the issues of concern.
- 3.6. As I reported in my original report, the revisions to Block A as submitted in support of the appeal are acceptable and address the first reason for refusal as issued by the Planning Authority. The revisions made to Blocks A and B in response to the further information request are also considered to be acceptable and will provide for a development that is acceptable in this location. The omission of apartment unit A0-05 is welcomed as it removes a unit that would be provided with a poor level of residential amenity. The reuse of this space for open space is welcomed.
- 3.7. Additional open space has been provided through the omission of apartment unit A0-05. The proposed development is now provided with in excess of minimum open space requirements. The majority of the open space is located to the east of Blocks A and B, however the revisions including the removal of apartment unit A0-05 improves on the receipt of daylight and, to a lesser extent, sunlight received by the public/ communal open space areas. The positioning of the open space allows for privacy from the commercial/ public elements of the site. The reduction in unit numbers and revisions to Block A and B have resulted in a reduced density and height of building on this site.
- 3.8. The provision of residential car parking in the new basement and a consequent clear separation between the commercial and residential car parking elements addresses the concerns regarding car parking provision on site. The submitted parking survey demonstrates that adequate spaces will be available for the commercial elements of the development and that all car parking will be in accordance with the Dun Laoghaire-Rathdown Development Plan 2022 – 2028 requirements.
- 3.9. Comment on the observations: No new issues were raised in the third-party submissions. Queries over the car parking survey were raised, but I am satisfied that the submitted information is acceptable. Issues relating to the method of construction are not a matter for consideration under the planning process but are an issue for consideration in accordance with the building regulations.

- 3.10. The unit mix is acceptable considering that the area is dominated by two storey, three- and four-bedroom houses. The one- and two-bedroom units will provide for an improved residential mix for this part of Ballinteer. The site is served by Dublin Bus route 14 which provides for a frequent service between Dundrum, the city centre and Beaumont and also by a number of orbital bus routes. The mix of unit types is appropriate for such a bus corridor.
- 3.11. Conclusion: The proposed development is considered to be acceptable and will provide for an increased density of development on this site. The provision of the basement car park ensures that adequate car parking can be provided for residential use and which in turn allows for a suitable mix of commercial and residential development on site. Adequate residential amenity is provided for in terms of internal room sizes, private and public/ communal amenity spaces.
- 3.12. The issues of concern as identified in my original report have been addressed by way of the information provided in the further information response. The application as assessed in accordance with the further information response is very different from the application originally submitted to the Planning Authority.
- 3.13. Appropriate Assessment: The revisions to the proposed development have no impact on the Appropriate Assessment Screening already undertaken as part of my original report. There are no recorded watercourses on site and the site is not adjacent to adjoining any Natura 2000 sites.
- 3.14. The proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on the Wicklow Mountains SAC (002122) and Wicklow Mountains SPA (004040), the South Dublin Bay and River Tolka Estuary SPA (004024), the South Dublin Bay SAC (000210), the Rockabill to Dalkey Island SAC (003000), the Dalkey Island SPA (004172), in view of the sites' Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a Natura Impact Statement) is not therefore required.

4.0 Recommendation

- 4.1. I recommend that permission be granted subject to the following conditions and reasons.

5.0 Reasons and Considerations

5.1. Having regard to the provisions of the Dun Laoghaire-Rathdown Development Plan 2022 – 2028, relevant National Guidelines and the zoning of the site for Neighbourhood Centre use, to the location of the site in an established urban area within walking distance of public transport and to the nature, form, scale, density and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential, visual or environmental amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

6.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 7th day of January 2021 and as amended by the further plans and particulars submitted in support of the appeal on the 26th day of March 2021 and further amended by plans and particulars submitted on the 22nd day of July 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>This permission is for 49 no. residential units in the form of seventeen (17) no. one bedroom apartments and thirty-two (32) no. two bedroom apartments. The site layout, elevations and building height shall be in accordance with the documentation lodged on the 22nd of July 2022.</p> <p>Reason: In the interest of clarity.</p>

3.	<p>Prior to the commencement of development, the developer shall provide, for the written agreement of the Planning Authority:</p> <p>a) Full details of the proposed external design/ finishes in the form of samples and on-site mock-ups. These details shall include photomontages, colours, textures and specifications.</p> <p>b) Any apartment terrace/ balcony railings/ supports shall be painted/ coated metal and shall not be unpainted galvanised metal railings.</p> <p>c) Full details of the boundary treatment surrounding the site.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>The road network serving the proposed development, including turning bays, junction with the public road, parking areas, footpaths and kerbs, access road to service areas and the basement car park shall be in accordance with the detailed construction standards of the Planning Authority for such works. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
5.	<p>A minimum of 10% of all car parking spaces serving the apartments commercial units should be provided with functioning EV charging stations/ points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of EV charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development.</p> <p>Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.</p>
6.	<p>Proposals for a development name, unit numbering scheme and associated signage shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Thereafter, all</p>

	<p>apartment block signs and apartment unit numbers, shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.</p> <p>Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.</p>
7.	<p>Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>
8.	<p>The developer shall enter into water and waste water connection agreement(s) with Uisce Éireann, prior to commencement of development.</p> <p>Reason: In the interest of public health.</p>
9.	<p>The areas of public open space shown on the lodged plans shall be reserved for such use and shall be levelled, soiled, seeded, and landscaped in accordance with the detailed requirements of the planning authority. This work shall be completed before any of the units are made available for occupation and shall be maintained as public open space by the developer.</p> <p>Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.</p>
10.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between the hours of 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional</p>

	<p>circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
11.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, a fully details Construction Traffic Management Plan, noise management measures and off-site disposal of construction/ demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
12.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>
13.	<p>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>

14.	<p>(a) The communal open spaces, including hard and soft landscaping, car parking areas and access ways, and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company</p> <p>(b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.</p> <p>Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.</p>
15.	<p>All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.</p> <p>Reason: In the interest of orderly development and the visual amenities of the area.</p>
16.	<p>Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.</p>

	<p>Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.</p>
17.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
18.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p>

	Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Paul O'Brien
Inspectorate
10th October 2023

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	309819-21	
Proposed Development Summary	Construction of a residential development of 49 units, a café/ wine bar, basement car parking and all associated site works.	
Development Address	The Coach House Public House, Ballinteer Avenue, Dublin 16.	
<p>The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.</p>		
	Examination	Yes/No/ Uncertain
<p>Nature of the Development</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	<p>The development proposes the provision of two apartment blocks containing a total of 49 residential units in the form of 17 one-bedroom units and 32 two-bedroom units. Also a cafe/ wine bar is to be provided in Block A. the adjoining lands consist of commercial units to the south west and residential units primarily in the form of houses on the other sides.</p> <p>No.</p>	No

<p>Size of the Development</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there significant cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>No, density is in accordance with the Dun Laoghaire-Rathdown Development Plan 2022 – 2028.</p> <p>None expected.</p>	<p>No.</p>
<p>Location of the Development</p> <p>Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?</p>	<p>No, not in an ecologically sensitive site.</p> <p>No, not in an ecologically sensitive site.</p>	<p>No</p>
<p>Conclusion</p>		

<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA not required.</p>		
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Inspector: _____

Date: _____