



An
Bord
Pleanála

Inspector's Report 312654-22

Development	Refurbishment of Protected Structure and change of use from disused dwelling to community centre.
Location	Katharine Tynan House, Ballymount Road, Kingswood, Dublin 24.
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD21A/0148
Applicant(s)	Hibernia REIT Holdco Two Ltd.
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party v. Decision
Appellant(s)	Kingswood Heights Residents' Association
Observer(s)	None
Date of Site Inspection	9 th June 2023
Inspector	Louise Treacy

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 2.875 ha and is located on the western side of Ballymount Road, north-east of its junction with Belgard Road, Kingswood, Dublin 24. The site is bounded by open agricultural lands to the north, south and west and by Ballymount Road to the east. Access to the site is via an existing agricultural entrance located at the southern end of the site, which connects to an informal track leading into the central area of the site. A second historic entrance gate and former gate lodge are located towards the north-eastern corner of the site fronting onto Ballymount Road.
- 1.2. A part two-storey, part single-storey derelict dwelling (Katharine Tynan House) and associated walled garden is located on the north-western portion of the site. The dwelling is screened by mature trees and is not visible in public views from Ballymount Road. The dwelling is in a significant state of disrepair, with windows and doors boarded up, and is enclosed by palisade fencing. The building was inaccessible at the time of the inspection. The remainder of the site is generally characterised by open greenfield lands with pockets of mature trees. Evidence of littering and anti-social behaviour was noted throughout, particularly around the dwelling and walled garden.
- 1.3. The lands on the eastern side of Ballymount Road opposite the subject site are characterised by established residential estates which are accessed via Kingswood Avenue. The junction of Kingswood Avenue and Ballymount Road is located directly opposite the agricultural entrance into the appeal site.
- 1.4. The Kingswood stop of the Luas red line is located approx. 870 m directly to the south-east of Katharine Tynan House.

2.0 Proposed Development

- 2.1. The development consists of the refurbishment of Katharine Tynan House, or “Whitehall”, a Protected Structure (RPS Ref. 197), with a change of use from disused dwelling to community centre. The works will entail refurbishment of the roof and external walls, reinstatement of windows and external doors, ceilings and floors, reinstatement of a conservatory and glazed porch (10 m² and 5 m² respectively),

new internal stairs and doors, new services and sanitary accommodation; two new single-storey, open-fronted structures on part of the footprint of earlier outbuildings with an enclosed area for toilets (534 m²); refurbishment of historic garden walls and gates; upgrading of the existing non-historic entrance and approach from the Ballymount Road; and provision for parking on site.

- 2.2. The existing building has an L-shaped configuration. It is proposed to provide a new single-storey outbuilding attached to the gable (north-facing) elevation of the 2-storey section of the building on the footprint of the historic structure. The refurbished building will accommodate 2 no. activity rooms, a general area and accessible toilets at the ground floor level, with an historic porch reinstated on the front/north-facing elevation and a former glazed conservatory reinstated on the rear/south-facing elevation. The proposed open-fronted, single-storey extension will accommodate outdoor activities.
- 2.3. An additional single-storey, open-fronted outbuilding is proposed on the footprint of the historic structure to the rear/west of the derelict dwelling. This new structure has an L-shaped configuration and reflects the footprint of the existing/refurbished structure. This building will also facilitate outdoor activities.
- 2.4. A kitchen garden for community planting is proposed within the existing walled garden. An area of car parking is proposed to the east of the walled garden and will accommodate parking for 12 no. cars, accessible and overspill parking. Vehicular access to the site will be via an upgraded and widened entrance at the location of the existing agricultural entrance. A new single-lane internal road and an adjoining footpath will extend into the central area of the site from the proposed vehicular entrance and lead to the proposed parking area and the front of the community centre. Two lay-bys are proposed along the internal route to allow vehicles to give way to oncoming traffic.
- 2.5. A 2.5 m high palisade metal fence is proposed around the site perimeter.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Notification of the Decision to Grant Permission for the proposed development subject to 24 no. conditions issued on 11th January 2022.
- 3.1.2. Condition no. 2 (d) requires a Safety Statement to be provided for the written agreement of the planning authority detailing how the existing structure will be protected during the proposed works.
- 3.1.3. Condition no. 2 (g) requires the specification and data sheets of the energy upgrading works to be provided, along with an overall summary of the energy efficiency upgrading works to be completed.
- 3.1.4. Condition no. 3 requires an alternative layout and design proposal to be agreed in writing with the Planning Authority in relation to any security fencing around the site. Such fencing shall be sympathetic to the Protected Structure and its curtilage, and the local field boundaries and vegetation contained therein.
- 3.1.5. Condition no. 4 states that the permitted development shall be used as a community centre, that any commercial use of the site shall be occasional or ancillary to local community uses and that all other uses shall require a new planning application.
- 3.1.6. Condition no. 5 (a) requires the applicant to maintain all vegetation as part of this application to facilitate sightlines.
- 3.1.7. Condition no. 5 (b) requires the following to be agreed prior to the commencement of development:
 - (i) a revised layout for the site main access road, with appropriate carriageway widths and junction radii improved for emergency vehicle access.
 - (ii) the provision of a raised pedestrian ramp within the site boundary at the vehicular access onto Ballymount Road to allow for pedestrian priority.
 - (iii) a detailed design of the proposed pedestrian crossing onto Ballymount Road.
- 3.1.8. Condition no. 13 (a) requires the applicant to submit a revised drawing prior to the commencement of development showing increased surface water attenuation.

- 3.1.9. Condition no. 14 requires the applicant to submit a detailed landscape design rationale and comprehensive and detailed landscape proposals for the written agreement of the Planning Authority.
- 3.1.10. Condition no. 15 requires the submission of green infrastructure proposals that will mitigate and compensate for the impact of the development on the existing mature parkland site.
- 3.1.11. Condition no. 16 requires a Biodiversity Management Plan to be submitted for the written agreement of the Planning Authority prior to the commencement of development to oversee biodiversity issues on the site.
- 3.1.12. Condition no. 18 requires the lodgement of a tree bond in the amount of €56,000.
- 3.1.13. Condition no. 20 (a) requires a pre-construction badger survey to be undertaken to establish if the on-site badger sett is in use. Condition no. 20 (b) requires a Construction Environmental Management Plan to be lodged prior to the commencement of development.
- 3.1.14. Condition no. 21 requires the public realm lighting details to be submitted for the written approval of the Planning Authority. The design, hours of use and illumination levels shall ensure the protection of foraging and commuting bats as per the Ecological Impact Assessment.
- 3.1.15. All other conditions are generally standard in nature.

3.2. Planning Authority Reports

3.2.1. Planning Reports (29th July 2021 and 11th January 2022)

- 3.2.2. South Dublin County Council's Planning Officer considered that the proposal to restore a derelict Protected Structure and bring it back into active use was positive and could be given significant weight in terms of its planning merit. It was recommended that **Further Information** be requested in relation to the following:

(1) Concerns regarding the lack of information submitted on the proposed community centre use in the context of the site and surrounding area. The applicant is requested to submit the following information to enable a full assessment of the proposal:

(a) A full rationale for the proposed community centre use and full details of who the proposal would cater for, including the activities proposed and levels of access for local people.

(b) Details of how the proposed community centre will operate and will be viable given the existing community centre 600 m from the application site.

(c) Full details of the proposed management arrangements of the community centre.

(2) Full details of the proposed palisade fence on the site boundary. The applicant is also requested to consider a more sympathetically designed boundary fence that would be more appropriate to the Protected Structure and its curtilage.

(3) The significant traffic and transport issues raised by the Roads Department as per the report dated 30th June 2021 (see section 3.2.25 below for details).

(4) The concerns of the Water Services Department in relation to surface water as per the report dated 8th July 2021 (see section 3.2.28 below for details).

(5) The applicant is requested to submit a full ecological survey that should include, but not be limited to, a bat survey. The ecological survey should include biodiversity management proposals and mitigation measures.

3.2.3. The applicant submitted a **Response to the Request for Further Information** on 6th December 2021 which can be summarised as follows:

3.2.4. **Item No. 1 (a):** A rationale for the proposed community centre use and the activities therein has been provided, informed by consultation with local groups and schools. The proposed building will provide a multi-functional space that facilitates a broad range of activities, while providing an abundance of outdoor space for social congregation of all age groups. The building and its grounds will be fully accessible to all members of the community during opening hours. Both the ornamental and walled gardens will also be fully accessible to all members of the public during the centre's opening hours. The gardens, courtyard and ground floor reception area would be open and available at all times, whilst other areas would comprise bookable space.

3.2.5. The existing agricultural entrance will provide vehicular, cycle and pedestrian access. An overspill area will facilitate larger vehicles such as buses. Cars will be dissuaded from driving up to the front of the house.

- 3.2.6. **Item No. 1 (b):** The proposed refurbishment of Katharine Tynan House is not comparable to the existing community centre in Kingswood Heights, which comprises a cluster of single-storey buildings and associated car parking. The outdoor space comprises a grass patch with a cement inlay and presents a significantly lower quality green space to the wider community. Community uses are limited to indoor activities and indoor congregation.
- 3.2.7. The historical character of the building and its gardens, its literary links and the educational narrative surrounding the subject site and its connection to the wider South Dublin area, provides for a different type of community amenity which is not currently available in the locality. The location of the proposed community centre will attract a wider catchment of people from the adjoining areas, with the property located less than 1 km from the Belgard Luas stop.
- 3.2.8. **Item No. 1 (c):** Details of the proposed management arrangements of the community centre have been provided.
- 3.2.9. **Item No. 2:** Details of the proposed 3 m metal fence to the site boundaries have been provided on Drawing No. 1860_PL_DD_01 (Landscape Design Details) prepared by Murray & Associates Landscape Architects. The fence is not shown on the elevation and section drawings given its distance from the historic structure. The chosen fence and its distance from the house demonstrate that it will not have a negative impact on the character of the historic structure and its setting.
- 3.2.10. **Item No. 3 (i):** A revised road layout has been developed based on a 5 m wide carriageway, a 1.8 m wide path and 6 m radii at the entrance to facilitate ease of access. The necessary sightlines can be achieved at the site access in line with NRA requirements for national roads. A swept path analysis has also been undertaken for the proposed entrance road which demonstrates that access for emergency and refuse vehicles can be facilitated.
- 3.2.11. **Item No. 3 (ii):** There will be provision for 12 no. car parking spaces east of the historic walled garden, which includes 3 no. accessible parking spaces, 2 no. electrical points and provision for overspill parking and bus parking. Parking for 16 no. bicycles will be located adjacent to the proposed car park.
- 3.2.12. **Item No. 3 (iii):** Bicycle parking has been relocated to the car park for ease of connectivity. A 1.8 m wide footpath has been provided along the access road which

has adequate connectivity around the development and to footpaths on the main road.

- 3.2.13. **Item No. 3 (iv):** Access for emergency vehicles has been provided to all areas of the proposed development including the outbuildings on the western edge of the site.
- 3.2.14. **Item No. 3 (v):** A revised road layout has been developed based on a 5 m wide carriageway, a 1.8 m wide path and 6 m radii at the entrance to facilitate ease of access.
- 3.2.15. **Item No. 3 (vi):** A drawing has been provided showing a cross section through the proposed road with construction details to be in accordance with Appendix 6 of the SDCC Taking in Charge standard.
- 3.2.16. **Item No. 3 (vii):** The swept path analysis demonstrates that access has been provided for refuse vehicles to the proposed bin store in the north-western corner of the site.
- 3.2.17. **Item No. 4 (a):** It has been determined that soakaways are not an appropriate solution for the site. A revised drainage layout has been prepared which shows surface water run-off being attenuated on site before discharging to an adjacent stream at 2 l/s.
- 3.2.18. **Item No. 4 (b):** A drawing showing the surface water catchment area has been provided which indicates the variety of hard standing, permeable paving and grasslands on the site.
- 3.2.19. **Item No. 4 (c):** Given the nature of the project (refurbishment and conservation works to a Protected Structure), the use of water butts was not considered appropriate, with other SuDS measures provided in lieu.
- 3.2.20. **Item No. 5:** A full ecological impact assessment has been prepared which includes biodiversity management proposals and mitigation measures, a full bat survey and bat roost potential survey. A number of recommendations are made within this report in relation to lighting design.
- 3.2.21. Following the applicant's Further Information submission, the Planning Officer had no objection to the proposed development and recommended that planning permission be granted subject to conditions (report of 11th January 2022 refers).

3.2.22. **Other Technical Reports**

3.2.23. **Environmental Health Officer (16th June 2021):** No objection to the proposed development subject to conditions.

3.2.24. **Roads Department (30th June 2021 and 9th December):** Recommended that planning permission be **refused** based on: (1) intensification of use of an access with reduced sightlines, (2) inadequate visibility at proposed access, (3) proposed access width and turning radii too narrow for emergency and refuse vehicles accessing from Ballymount Road. Internal road width and radii also too narrow for emergency and refuse vehicles.

3.2.25. In the event of a request for further information, the following was recommended: (1) revised layout showing vehicular/pedestrian access with sufficient visibility envelope in both directions and 6 m width and radii to facilitate access for emergency vehicles and bin trucks, (2) revised parking layout for mobility impaired users and electrical charging points, (3) revised layout showing car parking, bicycle parking and pedestrian routes, (4) a swept path analysis showing how emergency vehicles can access the far edge of the development, (5) revised layout showing internal road width of 6 m as a shared road surface or 1.8 m pedestrian footpath and 4.2 m road surface, (6) revised layout showing road carriageway construction details in compliance with taking in charge standards, (7) information on bin/waste collection arrangements,

3.2.26. Conditions were also identified in the event planning permission was granted for the proposed development.

3.2.27. Following an assessment of the applicant's Further Information submission, no objections arose to the proposed development subject to conditions.

3.2.28. **Water Services (8th July 2021 and 21st December 2021):** Recommended that **Further Information** be requested in relation to: (1) a report to show percolation test results for location of proposed soakaway, (2) a report to clarify the area of hard standing, buildings, permeable paving, grasslands and other surface types and their respective runoff coefficients, (3) water butts to be included as part of SuDS.

3.2.29. Following the applicant's Further Information submission, no objections arose to the proposed development subject to conditions.

3.2.30. **Conservation Officer (13th July 2021 and 22nd December 2021):** No objection to the proposed development subject to conditions.

3.2.31. **Parks Department (28th July 2021):** No objection to the proposed development subject to conditions.

3.3. **Prescribed Bodies**

3.3.1. **The Arts Council:** None received.

3.3.2. **The Heritage Council:** None received.

3.3.3. **Fáilte Ireland:** None received.

3.3.4. **An Taisce:** States that the application should be assessed in terms of its impact on the amenity of the area and relevant development plan provisions, with particular care to be taken that the remains of the Protected Structure are not affected. Notes that the reinstatement of such a derelict building is to be congratulated.

3.3.5. **Irish Water (9th July 2021):** No objections to the proposed development subject to conditions.

3.4. **Third Party Observations**

3.4.1. A total of 4 no. third party observations were made on the application by: (1) Gerard Stockil on behalf of Tallaght Community Council, c/o 52 Bancroft Park, Tallaght, Dublin 24, (2) Kingswood Heights Residents' Association, c/o 1 Sycamore Avenue, Kingswood Heights, Tallaght, Dublin 24, (3) Belgard Area Residents Association, Belgard Community Centre, Old Belgard Road, Tallaght, Dublin 24, (4) South Dublin Conservation Society, c/o 4 Plasóga Choill Rua, Cill na Manach, Tamhlacht, Baile Atha Cliath, 24.

3.4.2. The issues which are raised can be summarised as follows: (1) redevelopment of the site is welcomed provided it is used exclusively as a heritage site, (2) building must be restored in an energy efficient manner, (3) the security fencing is modern and harsh, with metal railings being more appropriate, (4) the bicycle stands and bollards do not reflect the restored building and heritage value of the site, (5) existing community centre in Kingswood, (6) traffic congestion.

4.0 Planning History

- 4.1. **Planning Authority Reg. Ref. SD07A/0928:** Temporary retention permission granted on 3rd March 2008 for a period of 36 months for development consisting of a hardcore access road, an area of hardstanding, (both of which facilitate the storage of topsoil from the Lansdowne Road Stadium redevelopment) and areas of mounded topsoil. The entrance to the access road is via an existing agricultural entrance, off Ballymount Road, and the access road runs for 135 m approx. It is proposed as part of this application to landscape the site and to reinstate the entire site to its original state on the expiry of the temporary permission.

5.0 Policy and Context

5.1. South Dublin County Development Plan 2022-2028

- 5.1.1. While the South Dublin County Development Plan 2016-2022 was in force at the time this planning application was lodged, the 2022-2028 development plan has been adopted in the interim and is the relevant local planning policy document for the purposes of adjudicating this appeal case.

5.2. Land Use Zoning

- 5.2.1. The site is subject to land use zoning 'RU' (Rural and Agriculture) which has the objective "to protect and improve rural amenity and to provide for the development of agriculture". A community centre use is open for consideration under this zoning objective.
- 5.2.2. Uses which are open for consideration may be acceptable to the Planning Authority subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in the plan.

5.3. Social / Community Infrastructure

- 5.3.1. **Policy COS2: Social / Community Infrastructure** - Support the planned provision of a range of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES.

5.3.2. **Policy COS3: Community Centres** - Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.

5.3.3. **COS3 Objective 4:** To ensure that community buildings are multi-functional and adaptable, can be used by all age cohorts (intergenerational), providing for indoor and supporting outdoor use, for example, café seating areas, and are accessible to as many different users as possible including our teens and young people.

5.4. **Natural, Cultural and Built Heritage**

5.4.1. The derelict dwelling on the subject site is a Protected Structure (RPS Ref. 197).

5.4.2. **Policy NCBH19: Protected Structures** - Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

5.4.3. **NCBH19 Objective 3:** To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.

5.4.4. **NCBH19 Objective 6:** To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication 'Energy Efficiency in Traditional Buildings' (2010)

5.5. **Development Management**

Protected Structures

5.5.1. Development management guidance in relation to Protected Structures is set out in Section 12.3.7 of the plan. Proposals for development, alterations and works to Protected Structures shall be designed and carried out in accordance with best practice conservation principles as set out in the Architectural Heritage Protection Guidelines for Planning Authorities, (2011).

5.5.2. The Planning Authority will consider proposals for the change of use or reuse of a Protected Structure based on the policies and objectives of the plan and may

operate a level of flexibility to help safeguard the ongoing use and preservation of the structure. A design rationale and method statement should be submitted as part of any such application.

Parking

- 5.5.3. Bicycle parking is required at a rate of 1 long term space per 5 staff members and 1 per 100 m² gross floor area for short stay spaces. Car parking is required at a maximum rate of 1 per 50 m² gross floor area. Electrical vehicle charging shall be provided and shall comprise a minimum of 20% of the total spaces provided. The remainder of the spaces should be constructed to be capable of accommodating future charging points.

Community Centres

- 5.5.4. The design of community centres should take the following elements into account:
- Location to facilitate access by walking, cycling and public transport.
 - Multiple site access points to increase connectivity to surrounding area.
 - Incorporation of a universal design approach.
 - Architectural design adding visual interest and sense of place to the area.
 - Climate action measures including siting and design to take advantage of solar gain and use of renewable energy and technologies.
 - Consideration of residential amenity in terms of potential impacts arising from noise, traffic and parking, etc.

5.6. Architectural Heritage Protection Guidelines for Planning Authorities, 2011

- 5.6.1. Section 6.8 of the Guidelines notes that it will often be necessary to permit appropriate new extensions to Protected Structures to keep them in viable economic use. The new work should involve the smallest possible loss of historic fabric and ensure that important features are not obscured, damaged or destroyed. Extensions should complement the original structure in terms of scale, materials and detailed design while reflecting the values of the present time.
- 5.6.2. Section 6.8.8 of the Guidelines notes that overall, the best way to prolong the life of a Protected Structure is to keep it in active use, ideally in its original use. Where this is not possible, there is a need for flexibility in development plan policies to be

responsive to alternative, appropriate uses for a structure. A planning authority should carefully consider any proposed change of use and its implications for the fabric and character of the structure.

- 5.6.3. In considering an application for a material change of use of a Protected Structure, the planning authority will have to balance its continuing economic viability if the change is not permitted, with the effect on the character and special interest of its fabric of any consequent works if permission is granted.

5.7. Natural Heritage Designations

- 5.7.1. None.

5.8. EIA Screening

- 5.8.1. Having regard to the nature and scale of the proposed development, comprising the refurbishment, extension and change of use of a Protected Structure from disused dwelling to community centre use, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. A third-party appeal against the Planning Authority's Notification of the Decision to Grant Permission has been lodged by Peter Fitzpatrick on behalf of Kingswood Heights Residents' Association, c/o 1 Sycamore Avenue, Kingswood Heights, Tallaght, Dublin 24.
- 6.1.2. The grounds of appeal can be summarised as follows:
- The location of the proposed vehicular access is at the busy junction of Ballymount Road and Kingswood Avenue and will create an uncontrolled crossroad type configuration that would be dangerous, unsafe for pedestrians and contrary to the proper planning of the area.

- No access to the site should be permitted at this location, which has provided occasional access for agricultural vehicles only.
- The previous owners installed a hardcore track from the agricultural entrance without first securing planning permission.
- Permission to retain the track was granted in 2007 (Planning Reg. Ref. SD07A/0928) for a period of 36 months only. The track was not reinstated, which breaches the conditions of the permission.
- An access route for pedestrians and cyclists from Kingswood would be more appropriately catered for by restoring the original entrance and installing a pedestrian crossing further to the east, opposite Tynan Hall Park.
- The appropriate turning point for vehicular access is from Belgard Road, which could comfortably sustain a left-turn-only access arrangement without any significant impact.
- The proposed restoration of Whitehall is very much welcome. The roof to the single-storey section of the building was originally thatched and was replaced with a slate alternative at an unknown later date. To achieve a restoration that is truly authentic to the original, a thatched roof is the appropriate treatment for a modest farmhouse of this nature and would significantly enhance the visual amenity and appeal of the house.

6.2. Applicant Response

6.2.1. A response to the appeal was lodged by Thornton O'Connor Town Planning on behalf of the applicant on 3rd March 2022 and can be summarised as follows:

- The proposed entrance will serve a relatively small-scale development with just 12 no. car parking spaces, and as such, the associated trip generation and impact on the operation of the existing junction will be negligible.
- The community centre will operate between 0900 and 2100 which will limit the associated traffic generation potential at any given time. It is estimated that 7 no. arrivals and 3 no. departures will be generated between 0800 and 0900 and 5 no. arrivals and 7 no. departures between 1700 and 1800.

- The community centre will have a notable degree of use by the local community, and it will be easily accessible by foot and bicycle.
- The location of the proposed entrance relative to the existing junction will not create an uncontrolled crossroad type configuration as alleged. It is expected that the majority of associated traffic will approach from the west and turn left into the site, which is a non-conflicting traffic movement. Traffic exiting the development will have to yield to traffic on the public road.
- The swept path analysis submitted with the application demonstrated that the required stopping distance is achievable in line with table 4.2 of DMURS.
- The required sightlines at the original historic entrance cannot be achieved due to the existing wall and former gate lodge (a Protected Structure).
- The provision of pedestrian and cyclist access at the original entrance was considered but is not feasible due to a conflict with the existing wall.
- The appellant's suggestion of providing access to the site from Belgard Road is inappropriate having regard to the nature and scale of the development and the strategic, regional importance of this road.
- Providing access from Belgard Road would require the provision of a new signalised junction and length of road through the adjacent, undeveloped site, would not afford residents of nearby residential areas with ease of access and the costs would impact on the viability of the development.
- The former agricultural entrance off Ballymount Road was not reinstated to its original condition and has continued to be used as an agricultural entrance (pre-existing use) by the caretaker farmer of the lands. A substantive amount of the hardcore has been removed with the passage of time. The current application seeks permission for a carriageway on the existing non-historic entrance.
- As part of the refurbishment works, the replacement slate roof will be reinstated. The timber structure that remains is part of the roof structure which replaced the thatch roof. None of the timber structure which supported the thatch roof remains.

- Slate is a more appropriate material than thatch given the history of vandalism on the site and the isolated location.

6.2.2. Appendix A contains an appeal response prepared by Lotts Architecture and Urbanism Limited, while Appendix B contains a response prepared by O'Connor Sutton Cronin Consulting Engineers. The content of these responses, both of which are summarised in the appeal response prepared by Thornton O'Connor, have been reviewed and considered in the adjudication of this appeal case.

6.3. **Planning Authority Response**

6.3.1. None received.

6.4. **Observations**

6.4.1. None.

7.0 **Assessment**

7.1. I am satisfied that the main issues arising for consideration in this case include:

- Proposed Site Access
- Proposed Roofing Materials
- Overall Standard of Development
- Appropriate Assessment

7.2. Each of these issues is considered in turn below.

7.3. **Proposed Site Access**

7.3.1. The appellant's primary grounds of objection to the proposed development are related to traffic concerns. It is submitted that the location of the proposed vehicular access at the junction of Ballymount Road and Kingswood Avenue will create an uncontrolled crossroad type configuration that would be dangerous, unsafe for pedestrians and contrary to the proper planning of the area. It is considered that no access should be permitted at this location and that the appropriate turning point for vehicular traffic is from Belgard Road. The Board is requested to consider the foregoing as an alternative access arrangement. It is also considered that

pedestrians and cyclists travelling from Kingswood would be more appropriately catered for by restoring the original entrance and installing a pedestrian crossing opposite Tynan Hall Park.

- 7.3.2. The applicant's agent submits that the proposed entrance will serve a relatively small-scale development with 12 no. car parking spaces and that its impact on the operation of the existing junction will be negligible. It is noted that the required sightlines can be achieved at this location, but not at the historic entrance. The provision of pedestrian and cyclist access at the historic entrance is not feasible due to a conflict with the existing wall. The provision of vehicular access from Belgard Road would require a road to be provided through the adjacent, undeveloped site. It is submitted that access from this regional road would be inappropriate for a development of this scale.
- 7.3.3. In considering the issue at hand, I note that the appellant has not submitted any technical evidence to support the assertions regarding the safety of the proposed vehicular access at Ballymount Road. I also note that the applicant was required to clarify the proposed access, circulation and parking arrangements under Item No. 3 of the Planning Authority's Request for Further Information, including Item No. 3 (1) which required the applicant to demonstrate, inter alia, a sufficient visibility envelope in both directions at the site access.
- 7.3.4. The Visibility Splays drawing (No. H657-OCSC-XX-XX-DR-C-0101 Rev. C01) which accompanied the applicant's Further Information response confirms that the required sightlines can be achieved at the proposed vehicular entrance. I note that the Roads Department of South Dublin County Council was satisfied with the response. I also note that this Department had no objection to the proposed access arrangements for pedestrians and cyclists subject to conditions including, inter alia, the provision of a raised pedestrian ramp at the entrance to allow for pedestrian priority and the agreement of the detailed design for the pedestrian crossing onto Ballymount Road (condition nos. 5(b)(ii) and (iii) of the Notification of the Decision to Grant Permission refer).
- 7.3.5. Having regard to the nature and scale of the proposed development, the type of activities which will be undertaken therein, the proximity of the site to public transport connections (including Luas) and to established residential neighbourhoods within

walking distance to the south, east and north-east, I am satisfied that the proposed site access arrangements would not result in a conflict at Kingswood Avenue and that this issue has been adequately resolved by the applicant during the course of the planning application process.

- 7.3.6. I further consider that the provision of a vehicular access to the site from Belgard Road would be unreasonable and inappropriate in this instance having regard to the regional status of this road and the availability of an acceptable solution via Ballymount Road. Thus, in conclusion, I am satisfied that the concerns which have been raised by the appellant in relation to the proposed site access arrangements are unfounded in this instance and can be disregarded by the Board.

7.4. Proposed Roofing Materials

- 7.4.1. While the appellant welcomes the restoration of the Protected Structure, it is submitted that the roof to the single-storey section was originally thatched and was replaced with a slate alternative at an unknown later date. It is considered that a thatched roof is the appropriate treatment for a modest farmhouse of this nature, which would significantly enhance the visual amenity and appeal of the house.
- 7.4.2. The applicant's agent submits that none of the timber structure which supported the thatch roof remains. It is noted that the thatch was subsequently replaced by slate, which is considered a more appropriate material given the history of vandalism on the site and its isolated location.
- 7.4.3. The applicant's Architectural Heritage Impact Assessment Report (Rev. A) confirms that the single-storey part of the house had a thatched roof prior to the 1920s. This was later replaced by a slate roof supported on a sawn timber structure resting on heightened perimeter walls. It is proposed to install natural slate on the single-storey section of the existing building to reflect the later roof and wall arrangements. It is considered that the use of slate will tie both sections of the house together visually.
- 7.4.4. In assessing the proposed works to the Protected Structure, I note that South Dublin County Council's Conservation Officer "considered that the proposed works and mitigation measures have been well considered to ensure minimal intervention to the original built fabric" and that "the reuse of the existing building promotes the sensitive reuse and upgrading of a Protected Structure and a long-term use for the site", in

accordance with good conservation practice and principles to achieve a high-quality sustainable development.

- 7.4.5. In my opinion, the proposed use of slate would be acceptable. In reaching this conclusion, I note the positive assessment of South Dublin County Council's Conservation Officer; that this material was used on the roof after the original thatch; and the development management provisions of the 2022-2028 development plan which state that a level of flexibility may need to be operated to secure the preservation of Protected Structures. The derelict building requires significant intervention to ensure its continued survival and the proposed development will achieve this goal, bringing the building back into active use for the benefit of the local and wider community. As such, I am satisfied that no significant detrimental impact would arise to the character or setting of the Protected Structure on foot of the proposed use of slate in this instance.

7.5. Overall Standard of Development

- 7.5.1. In reviewing the overall standard of development, I consider that the sympathetic restoration and extension of this derelict Protected Structure is to be supported, serving to bring the building back into active use and opening the site to the public. I have reviewed the conditions which have been attached to the Planning Authority's Notification of the Decision to Grant Permission, and in general, I consider them to be appropriate and reasonable.
- 7.5.2. However, I note that condition no. 15 requires the applicant to submit green infrastructure proposals to mitigate and compensate for the impact of the proposed development on the mature parkland setting including additional landscaping, SuDS measures, planting for carbon sequestration and pollination to support the local bat population. Condition no. 16 requires the submission of a biodiversity management plan to oversee the various biodiversity issues on the site and the provision of appropriate habitat types to mitigate against potential biodiversity impacts. In my opinion, these issues have largely been addressed in the information submitted with the planning application including, inter alia, the landscaping proposals, tree protection strategy and ecological impact assessment and the mitigation measures identified therein and can be further resolved through the standard compliance process. As such, I consider that the attachment of these conditions is not necessary

in this instance should the Board decide to grant permission for the proposed development.

7.5.3. I also note that Condition No. 20(a) requires a pre-construction badger survey to be undertaken. In my opinion, this matter can be dealt with under a single condition regarding the implementation of the mitigation measures identified in the applicant's EclA.

7.6. **Appropriate Assessment (AA)**

Screening

7.6.1. The planning application documentation includes an AA screening report (as amended at Further Information stage) which concludes that no impacts are likely as a result of the proposed works on the conservation objectives or overall integrity of any Natura 2000 site, and as such, an AA is not required. South Dublin County Council's Planning Officer also concluded that an AA was not required in this instance.

7.6.2. The subject site is not located within or directly adjacent to any European site, and as such, there is no potential for **direct impacts** to occur. The closest European sites to the appeal site include:

- Glenasmole Valley SAC (site code: 001209) located approx. 5 km to the south-east.
- Wicklow Mountains SAC (site code: 002122) located approx. 7.5 km to the south.
- Wicklow Mountains SPA (site code: 004040) located approx. 9 km to the south-east.
- Rye Water Valley/Carton SAC (site code: 001398) located approx. 10 km to the north-west.
- South Dublin Bay SAC (site code: 000210) located approx. 14 km to the east.
- South Dublin Bay and River Tolka Estuary SPA (site code: 004024) located approx. 14 km to the east.
- North Dublin Bay SAC (site code: 000206) located approx. 15 km to the north-east.

- North Bull Island SPA (site code: 004006) located approx. 15 km to the north-east.

- 7.6.3. In considering the potential for **indirect impacts** to occur, I note that there is no hydrological connection between the subject site and Glenasmole Valley SAC, Wicklow Mountains SAC, Wicklow Mountains SPA and Rye Water Valley/Carton SAC and that it does not support any of the habitats or species which are qualifying interest for these European sites (see Appendix 1 of this report for details). As such, I consider that these sites can be screened out from further assessment.
- 7.6.4. It is proposed to discharge surface water from the proposed development to a dry drainage ditch at the northern end of the site, which extends in a northerly direction and connects with the Coolfan Stream approx. 430 m to the north-east. The stream eventually flows into Dublin Bay via the River Liffey at a minimum separation distance of approx. 13 km from the appeal site. I note with reference to the Proposed Drainage Design Layout (Drawing No. H657-OCSC-XX-XX-DR-C-0500 Rev. C01) that the surface water will be attenuated and passed through a petrol interceptor prior to discharge to the drainage ditch. As such, there will be no discharge of untreated surface water.
- 7.6.5. Having regard to the foregoing, I am satisfied that the proposed development would have no indirect impact on South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Dublin Bay SAC and North Bull Island SPA having regard to the proposed surface water drainage arrangements, the separation distances arising and the nature and scale of the proposed development. As such, I am satisfied that these sites can be screened out from further assessment. Given that there is no potential for indirect impacts, I am satisfied that any potential **in-combination** impacts can also be excluded.
- 7.6.6. In conclusion, in applying the source-pathway-receptor concept, and having regard to the nature and scale of the development, comprising the restoration, extension and change of use of a derelict Protected Structure from former residential use to a community centre, the availability of public water and wastewater services to facilitate the development, and the separation distances arising to the nearest Natura 2000 sites, no appropriate assessment issues arise, and it is not considered that the

proposed development would be likely to have a significant effect, individually or in combination with other plans or projects, on a European site.

8.0 Recommendation

8.1. I recommend that planning permission be granted for the proposed development.

9.0 Reasons and Considerations

9.1. Having regard to the nature and scale of the proposed development, which seeks to restore and extend a derelict Protected Structure and bring it back into active use for community related purposes, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate development at this location, would be acceptable in design, form and scale and would not adversely impact on the character or setting of the Protected Structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 6 th day of December 2021, 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. Reason: In the interest of clarity.
2.	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

	<p>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> <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.</p>
3.	<p>Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to ensure the protection of trees on and immediately adjacent to the site and to make good any damage caused during the construction period. 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 facilitate the protection of existing trees on the site, which represent an important amenity and should be substantially maintained.</p>
4.	<p>The permitted development shall be used as a community centre and the uses undertaken therein shall be as outlined in the correspondence from Hibernia REIT dated 1st December 2021 and submitted to the planning authority on 6th December 2021. Other activities on site shall be incidental or ancillary to the proposed uses, or otherwise in keeping with the reasonable use of a community centre. Any commercial use of the site shall be ancillary to local community uses.</p> <p>Reason: In the interests of clarity and the proper planning and sustainable development of the area.</p>

5.	<p>Final details of the layout and design of the proposed security fencing around the site boundary shall be agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: To ensure an appropriate standard of development within the curtilage of a Protected Structure.</p>
6.	<p>(a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and façades structure and fabric.</p> <p>(b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement.</p> <p>(c) A safety statement shall be submitted for the written agreement of the planning authority prior to the commencement of development detailing how the existing structure will be protected during the proposed works.</p> <p>(d) A schedule of materials and finishes shall be provided for the new build elements of the proposed development for the written agreement of the planning authority prior to the commencement of development. Specifications and design details shall also be provided for the reinstatement of windows, the porch, conservatory and other architectural features and elements.</p>

	<p>(e) Details of the external lime render mix, including the provision of a sample panel on the site, shall be submitted for the written agreement of the planning authority prior to the commencement of development.</p> <p>(f) The specification and data sheets for the proposed energy upgrading works, together with a summary of the upgrading works to be completed, shall be submitted for the written agreement of the planning authority prior to the commencement of development.</p> <p>Reason: To ensure that the integrity of the retained structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.</p>
7.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan (CMP), 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, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
8.	<p>The construction of the development shall be managed in accordance with a Construction Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall demonstrate compliance with the mitigation measures and recommended enhancements identified in Section 6.0 of the Ecological Impact Assessment submitted to the Planning Authority on 6th December 2021. The CEMP shall be made available for inspection on the site throughout the construction phase of the proposed development.</p> <p>Reason: To ensure appropriate monitoring of the impact of the development on the flora and fauna of the area.</p>
9.	<p>(a) The vegetation along the site boundary with Ballymount Road shall be maintained to facilitate sightlines at the site entrance.</p>

	<p>(b) A revised layout for the site access shall be submitted for the written agreement of the planning authority prior to the commencement of development demonstrating appropriate carriageway widths and improved junction radii for emergency vehicle access in accordance with Section 4.3.3 of the Design Manual for Urban Roads and Streets.</p> <p>(c) A raised pedestrian ramp shall be provided within the site boundary at the site entrance to facilitate pedestrian priority. Drawings demonstrating compliance with this requirement shall be submitted for the written agreement of the planning authority prior to the commencement of development.</p> <p>(d) A detailed design of the proposed pedestrian crossing onto Ballymount Road, to be constructed to taking in charge standards at the expense of the developer, shall be submitted for the written agreement of the planning authority prior to the commencement of development.</p> <p>Reason: To ensure an appropriate standard of development in the interests of traffic and pedestrian safety.</p>
10.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste in the interest of protecting the environment.</p>
11.	<p>A minimum of 10% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to</p>

	<p>commencement of development.</p> <p>Reason: In the interest of sustainable transport.</p>
12.	<p>Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The lighting design shall incorporate the bat mitigation measures identified in Section 6.3 the Ecological Impact Assessment (dated December 2021).</p> <p>Reason: In the interests of wildlife protection and public safety.</p>
13.	<p>(a) The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The landscaping scheme shall be completed within the first planting season following substantial completion of external construction works.</p> <p>(b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development, or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>(b) Prior to the commencement of the development, the developer shall appoint and retain the services of a qualified Landscape Architect as a Landscape Consultant throughout the life of the construction works and shall notify the planning authority of that appointment in writing. A Practical Completion Certificate shall be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.</p> <p>Reason: In the interest of visual amenity.</p>
14.	<p>(a) Tree protection measures shall be undertaken in accordance with the Arboricultural Inventory and Recommended Works incorporating a Tree</p>

	<p>Protection Strategy submitted to the planning authority on 6th December 2021.</p> <p>(b) The project arborist shall carry out a post construction tree survey and assessment of the condition of the retained trees. A completion certificate shall be signed off by the project arborist when all permitted development works are completed in line with the recommendations of the tree strategy. The certificate shall be submitted for the written agreement of the planning authority upon completion of the works.</p> <p>Reason: To ensure that site trees are not damaged or otherwise adversely affected by building operations.</p>
15.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals for this shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
16.	<p>Water supply and drainage arrangements, including the 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.</p>
17.	<p>Prior to the commencement of development, the developer shall enter into water and waste-water connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p>
18.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 0900 to 1300 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p>

	Reason: In order to safeguard the residential amenities of property in the vicinity.
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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.

Louise Treacy
Senior Planning Inspector

19th June 2023

Appendix 1: Natura 2000 Sites – Conservation Objectives & Qualifying Interests

Glenasmole Valley SAC (site code: 001209)	
Qualifying Interests	<p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]</p> <p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</p> <p>Petrifying springs with tufa formation (Cratoneurion) [7220]</p>
Conservation Objective(s)	<p>To restore the favourable conservation condition of Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) in Glenasmole Valley SAC.</p> <p>To restore the favourable conservation condition of Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) in Glenasmole Valley SAC.</p> <p>To restore the favourable conservation condition of Petrifying springs with tufa formation (Cratoneurion)* in Glenasmole Valley SAC.</p>

Wicklow Mountains SAC (site code: 002122)	
Qualifying Interests	<p>Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</p> <p>Natural dystrophic lakes and ponds [3160]</p> <p>Northern Atlantic wet heaths with Erica tetralix [4010]</p> <p>European dry heaths [4030]</p> <p>Alpine and Boreal heaths [4060]</p> <p>Calaminarian grasslands of the Violetalia calaminariae [6130]</p>

	<p>Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</p> <p>Blanket bogs (* if active bog) [7130]</p> <p>Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]</p> <p>Calcareous rocky slopes with chasmophytic vegetation [8210]</p> <p>Siliceous rocky slopes with chasmophytic vegetation [8220]</p> <p>Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p>
<p>Conservation Objective(s)</p>	<p>To maintain the favourable conservation condition of Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) in Wicklow Mountains SAC.</p> <p>To maintain the favourable conservation condition of Natural dystrophic lakes and ponds in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Northern Atlantic wet heaths with <i>Erica tetralix</i> in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of European dry heaths in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Alpine and Boreal heaths in Wicklow Mountains SAC.</p> <p>To maintain the favourable conservation condition of Calaminarian grasslands of the <i>Violetalia calaminariae</i> in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain</p>

	<p>areas (and submountain areas, in Continental Europe)* in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Blanket bogs (* if active bog) in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Calcareous rocky slopes with chasmophytic vegetation in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Siliceous rocky slopes with chasmophytic vegetation in Wicklow Mountains SAC.</p> <p>To restore the favourable conservation condition of Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles in Wicklow Mountains SAC.</p> <p>To maintain the favourable conservation condition of Otter in Wicklow Mountains SAC.</p>
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Wicklow Mountains SPA (site code: 004040)	
Qualifying Interests	<p>Merlin (<i>Falco columbarius</i>) [A098]</p> <p>Peregrine (<i>Falco peregrinus</i>) [A103]</p>
Conservation Objective(s)	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.

Rye Water Valley/Carton SAC (site code: 001398)	
Qualifying Interests	Petrifying springs with tufa formation (Cratoneurion) [7220] Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]
Conservation Objective(s)	<ul style="list-style-type: none"> - To restore the favourable conservation condition of Petrifying springs with tufa formation (Cratoneurion)* in Rye Water Valley/Carton SAC. - To restore the favourable conservation condition of Narrow-mouthed Whorl Snail (Vertigo angustior) in Rye Water Valley/Carton SAC. - To restore the favourable conservation condition of Desmoulin's Whorl Snail (Vertigo moulinsiana) in Rye Water Valley/Carton SAC.

South Dublin Bay SAC (site code: 000210)	
Qualifying Interests	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]
Conservation Objective(s)	To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in South Dublin Bay SAC.

South Dublin Bay and River Tolka Estuary SPA (site code: 004024)

<p>Qualifying Interests</p>	<p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</p> <p>Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</p> <p>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</p> <p>Knot (<i>Calidris canutus</i>) [A143]</p> <p>Sanderling (<i>Calidris alba</i>) [A144]</p> <p>Dunlin (<i>Calidris alpina</i>) [A149]</p> <p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</p> <p>Redshank (<i>Tringa totanus</i>) [A162]</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</p> <p>Roseate Tern (<i>Sterna dougallii</i>) [A192]</p> <p>Common Tern (<i>Sterna hirundo</i>) [A193]</p> <p>Arctic Tern (<i>Sterna paradisaea</i>) [A194]</p> <p>Wetland and Waterbirds [A999]</p>
<p>Conservation Objective(s)</p>	<p>To maintain the favourable conservation condition of Light-bellied Brent Goose in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Oystercatcher in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Ringed Plover in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Knot in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Sanderling in South Dublin Bay and River Tolka Estuary SPA.</p>

	<p>To maintain the favourable conservation condition of Dunlin in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Bar-tailed Godwit in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Redshank in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Black-headed Gull in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Roseate Tern in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Common Tern in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of Arctic Tern in South Dublin Bay and River Tolka Estuary SPA.</p> <p>To maintain the favourable conservation condition of the wetland habitat in South Dublin Bay and River Tolka Estuary SPA as a resource for the regularly occurring migratory waterbirds that utilise it.</p>
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North Dublin Bay SAC (site code: 000206)

Qualifying Interests	<p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Annual vegetation of drift lines [1210]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Embryonic shifting dunes [2110]</p>
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	<p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</p> <p>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p>Humid dune slacks [2190]</p> <p><i>Petalophyllum ralfsii</i> (Petalwort) [1395]</p>
<p>Conservation Objective(s)</p>	<p>To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in North Dublin Bay SAC.</p> <p>To restore the favourable conservation condition of Annual vegetation of drift lines in North Dublin Bay SAC.</p> <p>To restore the favourable conservation condition of <i>Salicornia</i> and other annuals colonizing mud and sand in North Dublin Bay SAC.</p> <p>To maintain the favourable conservation condition of Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) in North Dublin Bay SAC.</p> <p>To maintain the favourable conservation condition of Mediterranean salt meadows (<i>Juncetalia maritimi</i>) in North Dublin Bay SAC.</p> <p>To restore the favourable conservation condition of Embryonic shifting dunes in North Dublin Bay SAC.</p> <p>To restore the favourable conservation condition of Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes') in North Dublin Bay SAC.</p> <p>To restore the favourable conservation condition of Fixed coastal dunes with herbaceous vegetation ('grey dunes') in North Dublin Bay SAC.</p>

	<p>To restore the favourable conservation condition of Humid dune slacks in North Dublin Bay SAC.</p> <p>To maintain the favourable conservation condition of Petalwort in North Dublin Bay SAC.</p>
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North Bull Island SPA (site code: 000406)	
Qualifying Interests	<p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Shelduck (<i>Tadorna tadorna</i>) [A048]</p> <p>Teal (<i>Anas crecca</i>) [A052]</p> <p>Pintail (<i>Anas acuta</i>) [A054]</p> <p>Shoveler (<i>Anas clypeata</i>) [A056]</p> <p>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</p> <p>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</p> <p>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</p> <p>Knot (<i>Calidris canutus</i>) [A143]</p> <p>Sanderling (<i>Calidris alba</i>) [A144]</p> <p>Dunlin (<i>Calidris alpina</i>) [A149]</p> <p>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</p> <p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</p> <p>Curlew (<i>Numenius arquata</i>) [A160]</p> <p>Redshank (<i>Tringa totanus</i>) [A162]</p> <p>Turnstone (<i>Arenaria interpres</i>) [A169]</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</p> <p>Wetland and Waterbirds [A999]</p>

<p>Conservation Objective(s)</p>	<p>To maintain the favourable conservation condition of Light-bellied Brent Goose in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Shelduck in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Teal in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Pintail in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Shoveler in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Oystercatcher in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Golden Plover in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Grey Plover in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Knot in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Sanderling in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Dunlin in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Black-tailed Godwit in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Bar-tailed Godwit in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Curlew in North Bull Island SPA.</p>
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	<p>To maintain the favourable conservation condition of Redshank in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Turnstone in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of Black-headed Gull in North Bull Island SPA.</p> <p>To maintain the favourable conservation condition of the wetland habitat in North Bull Island SPA as a resource for the regularly occurring migratory waterbirds that utilise it.</p>
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