



An
Bord
Pleanála

Inspector's Addendum Report

ABP-312718-22

Development

Permission for development of eight-storey extension to the existing Beacon Hospital and Beacon One Apartment Complex. Development will provide a 5,746sq.m seventy-bed hospital extension. It will also separately provide 4 new apartment units. Substantive demolition of the existing eight-storey Beacon Hotel. The development will also include ancillary administration offices; staff and patient facilities, including all associated site works.

Location

The Beacon Hotel, Beacon Court, Sandyford Business Park, Dublin 18.

Planning Authority

Dun Laoghaire-Rathdown Co. Council.

Planning Authority Reg. Ref.

D21A/0749

Applicant(s)

Beacon Hospital Sandyford Ltd.

Type of Application

Permission.

Planning Authority Decision

Grant permission.

Type of Appeal	Third Parties
Appellant(s)	Steven & Brid Ann Dagg. Beacon One Management CLG.
Observer(s)	None.
Date of Site Inspection	No new site inspection undertaken.
Inspector	Michael Dillon

1.0 Introduction

- 1.1. This report is an addendum report to the Inspector's Report in respect of ABP-312718-22, dated 22nd May 2023.
- 1.2. On 8th September 2023, the board decided to defer this case for further consideration, pending the carrying out of an Environmental Impact Screening Determination by the Reporting Inspector, having regard to article 109 (2B) (a) of the Planning and Development Regulations, 2001 (as amended). Article 109 (2B) (a) states- "Where a planning application for sub-threshold is not accompanied by an EIAR but is accompanied by the information specified in Schedule 7A and sub-article (2A), or where an applicant submits to the Board such information pursuant to a requirement issued under sub-article (2)(b)(ii), the Board shall carry out an examination of, at the least, the nature, size or location of the development for the purposes of a screening determination".
- 1.3. The planning application to Dun Laoghaire-Rathdown County Council was made on 20th August 2021. The application was not accompanied by an Environmental Impact Assessment Screening Report. The DL-RCC Planner's Report of 14th October 2021, stated – "Having regard to the nature, size and location of the proposed development, the Planning Authority cannot fully determine the likelihood of significant effects on the environment arising from the proposed development. The need for an environmental impact assessment screening is required by way of further information by the applicant". Item 20 of the request for additional information, dated 14th October 2021, stated- "The applicant is requested to submit an Environmental Impact Assessment Screening Report". On 15th December 2021, the applicant submitted additional information to DL-RCC, part of which comprised an "EIA Screening for Extension Beacons Hospital" – prepared by AWN Consulting, and dated 28th November 2021. This Report concluded that mandatory EIA was not required for the development, and that there was no likelihood of significant effects on the environment which would warrant the preparation of an Environmental Impact Assessment Report. The DL-RCC Planner's Report on the additional information submission (dated 20th January 2022) noted the findings of the screening report; and considered that having regard to the nature and scale of the proposed development,

that there would be no real likelihood of significant effects on the environment, arising from the proposed development. Permission for the development was then granted on 20th January 2022.

2.0 Assessment

See attached EIA – Screening Determination Form.

3.0 Recommendation

Following on from my completion of an EIA Screening Determination, my original recommendation of 22nd May 2023, remains unaltered.

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.

**Michael Dillon,
Planning Inspectorate.**

October 2023.