



An
Bord
Pleanála

Inspector's Report

ABP-319624-24

Development

Modifications to the granted permission (planning reg ref SD16A/0210) to include the change of use of the granted community floor space on the ground floor of the granted four Storey Apartment Building to 1 no. 2 bed apartment unit and 1 no. 1 bed apartment unit and all associated siteworks

Location

Site at junction of Citywest Road and Garter Avenue, Citywest, Dublin 24

Planning Authority

South Dublin County Council

Planning Authority Reg. Ref.

SD24A/0024

Applicant(s)

Kingscroft Developments Limited

Type of Application

Permission

Planning Authority Decision

Grant permission

Type of Appeal

Third Party

Appellant(s)

Paul Murphy

Citywest Community Council

Observer(s)

None

Date of Site Inspection

23rd August 2024

Inspector

Emma Nevin

1.0 Site Location and Description

- 1.1. The appeal site is located to the west of Citywest Road (N82), and south of Garter Avenue/Citywest Avenue, within Citywest. The development site is bounded to the east by the N82 Citywest Road, to the north-east by Garter Avenue and to the south by lands. The site currently comprises cleared ground area which is secured by a wire mesh fence. Construction works have commenced on site.
- 1.2. The site is located within the wider Citywest area, comprising a mixed-use area, with residential, commercial, and industrial uses.

2.0 Proposed Development

- 2.1. The proposed development consists of modification to the permitted development under SD16A/0210 comprising the change of use of granted community floorspace at ground floor level to 1 no. 2-bedroom (4-person) apartment unit and, 1 no. 1-bedroom (2-person) apartment unit and all associated site works.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. The Planning Authority granted permission, on 3rd April 2024, subject to 3 standard conditions, which included the following:
 - Condition 2 referred the development adhering to the conditions attached to SD16A/0210 and SD16A/0210/EP.
 - Condition 3 relates to Development Contributions.

3.2. Planning Authority Reports

- 3.2.1. Planning Report dated 3rd April 2024 have been provided.
- 3.2.2. This planning application was assessed under the South Dublin County Development Plan, 2022 – 2028.
- 3.2.3. The original planning report concluded “*Having regard to the provisions of the South Dublin County Council Development Plan 2022- 2028 and the overall design and*

scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area”, subject to 3 no. conditions, noted in Section 3.1.1 above.

3.2.4. Other Technical Reports

Roads: Report received stating no objection.

Public Realm: No comments/conditions to add.

Water Services: No report received.

3.3. **Prescribed Bodies**

Uisce Eireann: No report received.

3.4. **Third Party Observations**

3.4.1. Three third party submissions were received, and 1 no. representation was received from Paul Murphy TD, the main issues raised within which can be summarised as follows:

- Inadequate community provisions, loss of space would exacerbate problem.
- Essential that developers fulfil their commitments to communities.
- Growth in services not matching population growth in the area.
- Need for creches in the area.
- Conditions attached to parent permission requiring community floorspace and future creche application.
- Promised Saggart-Cooldown neighbourhood park not delivered to date.
- Approved community/creche floorspace critical to supporting growing community.
- Objection to planning application.

- Housing to come with development of community infrastructure and resources.
- SHD resulted in ignorance of LAP and building of high-density housing without social infrastructure, amenities, and resources.
- Blow to Citywest community if agreed community space not delivered.

4.0 Planning History

- 4.1. SD16A/0210: Permission granted by the local authority on 2nd August 2016 for residential development of 111 residential units (condition 1 and 2 relate) comprising a mix of housing and a four storey apartment building. The proposed development included all associated site development and infrastructural works, car parking, bin storage, open spaces, and landscaping. Access to the development will be via two vehicular entrances from Garter Avenue.

The above permission was extended under SD16A/0210/EP until 12/09/2026.

Condition 1 stated:

“Number of units permitted and development to be implemented in accordance with details submitted (a) The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. (b) This permission relates only to 111 residential units. The proposed apartment unit number 93 shall be omitted from the development and replaced by community floorspace.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained”.

Condition 2 stated:

“Amendments to development the development hereby permitted shall incorporate the following amendments: (i) Ground Floor Apartment 93 shall be converted to community floorspace (48.3 sqm), a revised drawing shall be submitted which details the change of use, floor plan and a management plan shall be submitted for approval by the planning authority. (ii) A layout drawing which nominates a suitably

redesigned residential unit which can be converted for use, subject to a separate planning application, as a crèche. (iii) A second pedestrian bridging point shall be installed at the southern extent of the site, which links in with the approved layout associated with SDCC register reference SD15A/0127. Prior to the commencement of development a revised site layout plan /revised drawings showing the redesigns required above shall be submitted for the written agreement of the Planning Authority.

Reason: In the interests of proper planning and sustainable development”.

The following permissions have been cited in the planners’ report:

- 4.2. SD23A/0101: Permission granted by the local authority on 3rd July 2023 for the retention of 2no. two bed, two storey duplex units with associated private and communal amenity spaces, bin and bike store and all associated amendments to hard and soft landscaping and car parking on the adjoining lands at street at 2 & 4, Parklands Parade, Saggart, Co. Dublin.
- 4.3. SHD3ABP-300555-18 – Permission granted on 26th March 2003 for a residential development comprising: 526 residential units and all associated site and development works. Condition 2 stated:
“a) Duplex Units A-01 and A-02 in Block A shall be omitted from the development. The space thus created shall be used for the construction of a two or three storied building, containing a crèche with community floorspace above, which shall be the subject of a separate planning application. The area of open space proposed to the east of this area may be used for vehicular access to the crèche and/or play space to serve the crèche. The combined crèche and community facility shall be constructed as part of phase 2 of the overall residential development authorised by this permission (as modified by condition 4 of this order) and shall be made available for use prior to the commencement of construction of phase 3 of the residential development. Details of management arrangements for the operation of the community floorspace shall be included in the planning application for the combined crèche/community development”.
- 4.4. SD22A/0398: Permission granted by the local authority on 5th May 2023 for the construction of a three storey creche and community centre facility of 1,610 sq. m gross floor area with associated external play area, car & cycle parking, hard and

soft landscaping, bin storage, a revised layout to the northern edge of Cuil Duin Avenue to accommodate access to the proposed development including amendments to the existing footpath and cycle track and provision of set down car parking spaces and all associated site works on adjoining lands at Cuil Duin Avenue, Citywest, Co. Dublin.

5.0 Policy Context

5.1. South Dublin County Development Plan 2022 – 2028

5.1.1. The site is subject to zoning objective 'RES-N' – with a stated objective *“To provide for new residential communities in accordance with approved area plans”*.

5.1.2. Relevant Chapters and Policies:

- Chapter 4 Green Infrastructure
- Section 4.1 Methodology GI1
- Objective 4: *“To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage, and enhance GI resources providing links to local and countywide GI networks”*.
- Section 4.2.1 Biodiversity GI2 Objective 4: *“To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter”*.
- Section 4.2.2 Sustainable Water Management GI4 Objective 1: *“To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council’s Sustainable Drainage Explanatory Design and Evaluation Guide, 2022”*.

- Chapter 5: Quality Design and Healthy Placemaking.
- Chapter 6 Housing.
- Section 6.7 Quality of Residential Development.
- Policy H7: *“Residential Design and Layout Promote high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development”*.
- Policy H9: *“Private and Semi-Private Open Space Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments”*.
- Policy H10: *“Internal Residential Accommodation Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes”*.
- Chapter 7 Sustainable Movement.
- Chapter 8 Community Infrastructure and Open Space.
- Section 8.4 Social / Community Infrastructure 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”*.
- COS2 Objective 4: To support the clustering of community facilities such as community centres, sports and leisure facilities, schools, childcare facilities and open spaces to create multi-purpose community hubs without negatively restricting the range of services provided in any one centre.
- COS2 Objective 6: To ensure that social, community, cultural and recreational facilities are provided in a manner which reduces climate impact by supporting and promoting the following measures:
 - Provision of facilities within walkable distances of communities and on public transport routes;

- Promotion of walking and cycling and use of public transport via permeability and mobility management measures;
 - Co-location, clustering and sharing of community facilities to increase efficient use and reduce trips;
 - Location, siting and design to promote climate mitigation and adaptation for example, taking advantage of solar gain;
 - Sourcing power from renewables such as wind and solar energy;
 - Use of alternative energy technologies such as heat pumps;
 - Energy-proofing of community buildings;
 - Additional tree planting and adapting management regimes in parks and public open spaces to allow more wild areas in order to increase opportunities for carbon sequestration.
- Section 8.5 Community Centres 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”*.
 - COS3 SLO 2: *“To deliver a community centre / community facilities within Citywest as part of the delivery of infrastructure identified in the Fortunestown Local Area Plan”*.
 - Section 8.9 Early Childhood Care and Education Facilities.
 - Policy COS7: *“Childcare Facilities Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee”*.
 - COS7 Objective 2: To require provision of appropriate childcare facilities as an essential part of new residential developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities (2001) or any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments, with any variation to this standard being justified having regard to factors such as type

of residential units, emerging demographic profile and availability of existing childcare services in the vicinity.

- Chapter 12 Implementation and Monitoring.

5.2. Natural Heritage Designations

5.2.1. The subject site is not located within a designated European Site.

5.3. EIA Screening

5.3.1. I refer the Board to the completed Form 1 in Appendix 1.

Having regard to the nature, size, and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

Separate third-party appeals have been received from Mr. Paul Murphy (accompanied by an appendix with comments from 35 no. residents) and Citywest Community Council. The grounds of both appeals are summarised as follows: -

- The development of housing is favoured however it must be accompanied by the development of community infrastructure.
- The appendix attests the arguments regarding the importance of a community space in this development.
- To allow the developer back out of providing a community space would have a detrimental impact on the community.
- The need for a community space in this area has only increased since 2016 with further population growth and little provision of community spaces.

- The decision to grant is justified by reference to a different development form a different developer (SD22A/0398), which includes a creche and community facility claiming that the space in this development is surplus to requirement.
- Given the rate and scale of development in this area it is important to have multiple community spaces for different purposes.
- The process of approving the housing development now in the hope that community infrastructure will be developed later is bad practice.
- The proposal is contrary to the following Development Plan Objectives - COS2 Objective 1, COS2 Objective 3, COS 2 SLO 1, COS3 SLO 2, COS7 Objective 1, and CS8 Objective 3.
- South Dublin County Council has contravened the Development Plan in granting permission as the Plan provides for Community Infrastructure and Open Space.
- Citywest has seen vast amount of residential development in recent years, none of which includes community amenities, parks, civic amenities, or green spaces. The community is lacking in the most basic amenities.
- The community space provided for under this planning application would be welcome.
- South Dublin County Council specified a condition for a community space/creche under the original planning permission. There has been no improvement in terms of community spaces/amenities provided for since this planning application.
- Citywest has grown significantly in terms of residential high-density developments and there are no additional community facilities provided.
- Aware of permission granted for a community centre and creche in another location in Citywest (SD22A/0398) however no construction has commenced.
- South Dublin County Council has not provided any community space in the locality of Citywest where there is an immediate need for community services.
- While the developer provided a letter from a local creche advising that they have capacity, however this conflicts with real life experience. It would have

been beneficial to see a report from all creches in the area to show the availability versus the need in the community.

- The community was promised vital amenities as part of the original planning agreement and the amendment to these community spaces into residential is a matter of concern and will set a worrying precedent and will undermine the trust between developers, the Council and the community.

6.2. Applicant Response

6.2.1. None received with the required timeframe.

6.3. Planning Authority Response

6.3.1. A response was received from the planning authority dated 17th May 2024. The submission responds to the third party appeals as follows:

- (i) The Planning Authority confirms its decision.
- (ii) The issues raised in the appeal have been covered in the Chief Executive Order.

6.4. Observations

6.4.1. None received.

7.0 Assessment

Having inspected the site and considered the contents of the appeal, I consider the main issues which arise in relation to this appeal are as follows:

- I. Principle of Development/Change of use
- II. Loss of Community/Creche Space,
- III. Appropriate Assessment, and
- IV. Other Matters.

7.1. Principle of Development/Change of use

7.1.1. The appeal site is zoned objective 'RES-N', in the South Dublin County Development Plan 2022 – 2028, with a stated objective '*To provide for new residential communities in accordance with approved area plans*', as such the proposed change of use to residential would be permitted in principle within this zoning objective.

7.1.2. It is proposed to change the use of a previously conditioned community/creche space under the parent permission (SD16A/0210/EP) two residential use comprising two no. apartments. The proposed apartments would consist of 1 no. 1-bedroom apartment and 1 no. 2-bedroom apartment, with associated private open space and storage facilities. I consider that the proposed residential units appear to meet the required standards for apartment development and in principle would be acceptable.

Conclusion:

7.1.3. I am generally satisfied that the overall principle of the proposed development is acceptable, subject to the consideration of all other relevant planning issues.

7.1.4. Loss of Community/Creche Space

7.1.5. The main issues raised in the third-party appeals relate to the loss of the previously conditioned community and creche space and the lack of these facilities in the immediate vicinity of Citywest.

7.1.6. Of reference is the planner's assessment under the parent permission (SD16A/0210), which noted that the applicant proposed to provide creche facilities as part of other developments in the vicinity, no creche was proposed as part of the parent application. It was considered by the planner that notwithstanding the availability of potential creche facilities in the wider area, that some sort of creche facility should form part of the proposal, and as such a condition was applied requesting that a residential unit should be redesigned to incorporate a creche facility in the future, Condition 1, and Condition 2 of SD16A/0210 apply. This assessment is of relevance whereby the argument was presented by the applicant under the parent permission in relation to the location of creche facilities within other developments in the vicinity, however this was not deemed acceptable by the planning authority.

- 7.1.7. The planner's assessment under the instant appeal noted the planning history in the vicinity of the site specifically Ref. SD22A/0398, whereby permission was granted for a community centre and creche with a total floor area 1,600 sq. m, including a 613 sq. m. creche by the same applicant and considers that this facility would exceed the floor area required within the 2 no. amalgamated units and that required under SHD3ABP-30055-18, which adjoins the site boundary of Ref. SD22A/0398. This reference site (SD22A/0398) is located along Cuil Duin Avenue, further to the west of the appeal site and is accessed off Garter Avenue. The referenced site (SD22A/0398) does not adjoin the appeal site and development works do not appear to have commenced in respect of this application. As such no faciality is presently in place.
- 7.1.8. Retention Permission was granted by the local authority under SD23A/0101, for the retention of the change of use of 2no. two bed, two storey duplex units in lieu of previously permitted creche and community facility, which was conditioned under the parent permission at this site under SHD3ABP-30055-18 (Condition 2). This development consisted of 524 no. residential units, and this site is located along Cuil Duin Avenue.
- 7.1.9. The applicant has provided details in support of their application, in the form of a letter from Cocoon Childcare, which appears to refer to an enquiry regarding the interest in operating a proposed new crèche faciality at the appeal site. It considered that the scale of the facility of 60 sq. m. would not be a viable or feasible proposition for the provider. They note that an existing Cocoon facility in Citywest has available capacity for children. I note that Cocoon Childcare stated that they operate 15 Childcare Facilities across the Greated Dublin Area, Kildare, and Wicklow.
- 7.1.10. Notwithstanding the development permitted under SD22A/0398 and the recent permission for retention granted by the local authority (SD23A/0101), I do not agree that the demand for a community/creche faciality generated by the permitted scheme comprising 111 no. residential units will be sufficiently met by the development permitted under SD22A/0398. I further note that this demand is also in addition to the 526 units granted under SHD3ABP-30055-18, which has no community/creche faciality provided under that scheme.

- 7.1.11. Policy COS7: Childcare Facilities of the Development Plan states in relation to childcare facilities that it is an objective of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee. While COS7 Objective 2: requires “the provision of appropriate childcare facilities as an essential part of new residential developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities (2001) or any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments, with any variation to this standard being justified having regard to factors such as type of residential units, emerging demographic profile, and availability of existing childcare services in the vicinity”.
- 7.1.12. In this regard, I consider that the lack of childcare services within this site, providing 111 no. residential units, and the lack of any valid justification in relation to the availability of existing childcare services in the vicinity and noting the number of similar large scale residential developments in the area that the lack of childcare as part of the development at this site is unacceptable and conflicts with the aforementioned Development Plan objectives and national guidelines in this regard.
- 7.1.13. I reference COS2 Objective 1 which supports the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, and COS 2 Objective 3 which aims to ‘protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve’. Given the loss of community facilities to be provided as part of the proposed change of use to residential, I also consider that the application for a change of use conflicts with the aforementioned policies and does not support the development of community infrastructure in the area.
- 7.1.14. The planners assessment cites COS2 Objectives 4 and 6 of the Development Plan which allows for the clustering of compatible uses and considered that “*the provision of a single, accessible, community facility at the location permitted under SD22A/0398 is more appropriate than the provision of additional, ad hoc, spaces that appear surplus to requirement*”.

- 7.1.15. I welcome the clustering of compatible uses as suggested by the policy objective, however, I do not agree with the planner's assertion that the community/creche spaces required under this planning application would be surplus to requirement for this location, no evidence has been provided in this regard. I am also not satisfied by the information submitted by the applicant from 'Cocoon Childcare' in relation to the operation of a facility at the subject site, as no demand generation, number of existing facilities in the locale and available numbers in the existing facility in Citywest have been provided.
- 7.1.16. Following site inspection, noting the planning history, the number of residential units recently permitted, and under construction in the immediate area and vicinity of the site I consider that the further loss of a community/creche facility to residential use within this residential development would negatively impact on the residential amenity of the intended occupiers and the wider area of Citywest and would be contrary to Development Plan objectives in this regard and the Childcare Facilities - Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government, (2001). As such, I recommend that permission be refused for the proposed change of use in this regard.

7.2. Appropriate Assessment

- 7.2.1. I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended.
- 7.2.2. The subject site is not located within or adjacent to any European Site.
- 7.2.3. The proposed development is located within a residential area within Citywest and comprises the change of use of the granted community floor space on the ground Floor of the granted 4 Storey Apartment Building to 1no 2 bed apartment unit and 1no 1 bed apartment unit and all associated site works.
- 7.2.4. Having considered the nature, scale, and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site.
- 7.2.5. The reason for this conclusion is as follows:
- Small scale and nature of the development

- The location of the development in a serviced urban area, and distance from European Sites and urban nature of intervening habitats, absence of ecological pathways to any European Site.

7.2.6. I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

7.3. **Other Matters**

7.3.1. Conditions:

In the event that the Board considers that the proposed development should be granted, a condition in relation to the conditions pertaining to the parent permission (SD16A/0210/EP) and a condition in relation to Development Contributions should be included.

8.0 **Recommendation**

8.1. I recommend that planning permission be refused for the following reasons and considerations.

9.0 **Reasons and Considerations**

9.1. Having regard to the planning history of the site and to the pattern of development in Citywest in particular residential development, it is considered that the proposed change of use, notwithstanding the information submitted in relation to the availability of community and childcare facilities in the area would contravene Policy COS2: Social / Community Infrastructure specifically Objective 1 and Objective 3, and Policy COS7: Childcare Facilities specifically COS7 Objective 2 of the South Dublin County Development Plan, and would also fail to comply with the Childcare Facilities - Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2001 which requires one childcare facility accommodating 20 children for approximately 75 dwellings. The proposed development would be contrary to the proper planning and sustainable development of the area.

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.

A handwritten signature in black ink, appearing to read 'Emma Nevin', written in a cursive style.

Emma Nevin
Planning Inspector

27th August 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-319624-24		
Proposed Development Summary	Modifications to the granted permission (planning reg ref SD16A/0210) to include the change of use of the granted community floor space on the ground floor of the granted four Storey Apartment Building to 1 no. 2 bed apartment unit and 1 no. 1 bed apartment unit and all associated siteworks.		
Development Address	Site at junction of Citywest Road and Garter Avenue, Citywest, Dublin 24		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? <small>(that is involving construction works, demolition, or interventions in the natural surroundings)</small>		Yes	X
		No	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) or does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes	X	Urban Development	EIA Mandatory EIAR required
No			
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
			Conclusion
No		N/A	
			No EIAR or Preliminary Examination required
Yes	X	Urban Development	

4. Has Schedule 7A information been submitted?

No	X	Preliminary Examination required
Yes		Screening Determination required

Appendix 1 - Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-319624-24	
Proposed Development Summary	Modifications to the granted permission (planning reg ref SD16A/0210) to include the change of use of the granted community floor space on the ground floor of the granted four Storey Apartment Building to 1 no. 2 bed apartment unit and 1 no. 1 bed apartment unit and all associated siteworks.	
Development Address	Site at junction of Citywest Road and Garter Avenue, Citywest, Dublin 24	
<p>The Board carried 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> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>		
	Examination	Yes/No/ Uncertain
<p>Nature of the Development. 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>Proposal for change of use to residential units on residential zoned land located in an urban area. However, the proposal is not considered exceptional in the context of the existing urban environment.</p> <p>No, the proposal will be connected to the existing water supply and will be connected to the existing public sewer. Surface water will also be connected to the public sewer.</p>	No
<p>Size of the Development Is the size of the proposed development exceptional in the context of the existing environment?</p>	<p>Site measuring 3.74 ha. with a stated proposed floor area of 129.2 sq. m. However, this is not considered exceptional in the context of the existing urban environment.</p>	

<p>Are there significant cumulative considerations having regard to other existing and / or permitted projects?</p>	<p>The site was an active construction site at time of site inspection, with the residential units previously permitted under construction. However, there are no significant cumulative considerations in this regard.</p>	
<p>Location of the Development Is the proposed development located on, in, adjoining, or does it have the potential to significantly impact on an ecologically sensitive site or location, or protected species?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area, including any protected structure?</p>	<p>The subject site is not located near any European Site(s).</p> <p>No, there are no natural heritage designations in the immediate vicinity of the site.</p> <p>There are no other locally sensitive environmental sensitivities in the vicinity of relevance.</p>	
Conclusion		
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>		

Inspector: _____



Date: 27th August 2024

DP/ADP: _____
(only where Schedule 7A information or EIAR required)

Date: _____