



An
Bord
Pleanála

Inspector's Report

ABP 320902-24

Development	Construction of a house with new vehicular entrance and all ancillary site works
Location	11 Fernhill Road, Manor Estate, Dublin 12
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	D24A/0120
Applicant(s)	Philip & Paul Keenan
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	1.Mary Stapleton 2.Joan Stapleton
Observer(s)	None
Date of Site Inspection	10/12/2024
Inspector	Rosemarie McLaughlin

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Appendix 1 Form 1: EIA Pre-Screening, Form 2: EIA Preliminary Examination

1.0 Site Location and Description

- 1.1. The appeal site is located in the southwest suburbs of Dublin between Ballymount and Perrystown in a mature residential area known as Manor Estate, Dublin 12. The appeal site is a corner plot located on the junction of two roads, Fernhill Road to the southwest and Fernhill Avenue to the northeast with a large, open, side garden. No.11 Fernhill Road is a semi-detached, hipped roof house fronting Fernhill Road with a single storey extension and a conservatory to the side. The gable of the house faces Fernhill Avenue. The surrounding area consists of similar dwellings in form, scale, and materials. The appeal site bounds the side boundary of No.14 Fernhill Avenue, a detached house which faces Fernhill Avenue which has been built in the rear garden of No.11. The gable of No.14 is set back from the boundary of the appeal site. Opposite the appeal site, on the other side of the road to the northwest, is No.13 Fernhill Road, a semi-detached house with a very large side and rear garden facing Fernhill Road and Avenue.
- 1.2. The proposed development site is 255 sqm and the entire site is 536 sqm.

2.0 Proposed Development

- 2.1. This is an application for the construction of a new two storey, three bedroom detached house with new vehicular entrance, a new pedestrian side entrance to Fernhill Avenue and all ancillary site works. The proposed 128.4 sqm, L shaped, flat roofed house is located on the same building line as No.11 Fernhill Road. The proposed building line onto Fernhill Avenue is forward of the adjacent detached house No. 14 Fernhill Road. The drawings indicate the existing conservatory attached to No. 11 will be demolished. Some revisions were made in the submitted Further Information (FI). The brick finish is proposed to be returned from the front elevation to the main section of the northwest gable elevation. The redline was revised to include all the site. A 1.8 m fence will be located along the boundary with No.14 Fernhill Avenue. Site lines were provided to the new driveway.

3.0 Planning Authority Decision

3.1. Decision

Grant.

3.1.1. Conditions

- 3.1.2. The notification to grant was subject to 9 conditions, most of which are standard planning conditions. Of note Condition 2 requested applicant to submit revised drawings, for the written agreement of the planning authority, showing a 1.8m high boundary wall/fence and/or planting along the inside of the north-north-west site boundary along Fernhill Avenue extending from the rear site boundary to the rear building line of the new dwelling, or as otherwise agreed.

3.2. Planning Authority Reports

3.2.1. Planning Report (9/7/24)/Further Information (11/07/2024)

- 3.2.2. The Chief Executive's report contains the planning report. The relevant planning history, relevant County Development Plan (CDP) zoning, objectives and policies are referred to. A pre application consultation took place. The two objections are summarised. Further information was sought on the following (summarised) points:

- Redline Boundary: Submit revised redline to incorporate the entire site.
- Foul Drainage Line (Water Services): Submit revised plans demonstrating the proposed dwelling and adjacent foul drainage line with adequate setbacks provided.
- Fence: Submit revised plans of 1.8m tall fence/wall inside the existing party boundary between the subject site and 14 Fernhill Avenue.
- Materials: Submit details to wrap the brick finish on part of the front elevation to Fernhill Road around the corner and provide a brick finish to the taller element of the gable wall along Fernhill Avenue.
- Access and Parking: Submit revised drawings that provide visibility splay of 2.0m x 45m in both directions from the entrance.

3.2.3. **Planning report 2/9/2024**

The submitted FI was considered satisfactory in relation to the red line, the adequate separation distance from surface water/foul infrastructure, the sight lines and the gable brick detail. It was considered that planting should also be provided along the 1.8 fence with the boundary of No. 14 Fernhill Avenue, and this could be dealt with by way of condition. Having regard to the overall scale and design of the proposal, permission was recommended to be granted subject to conditions and amended as outlined above.

3.2.4. **Other Technical Reports**

- **Roads Department** (6/6/24) requested Further Information. “The applicant/developer shall make visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting)” The report concluded it had no objection, subject to standard type conditions.

3.3. **Prescribed Bodies**

- None on file

3.4. **Third Party Observations**

- Two third party observations were submitted objecting to establishing a new building line, the potential for new buildings to the front of houses on Fernhill Avenue and spoiling the amenity of the area. The points are reflected in the grounds of appeal below.

4.0 **Planning History**

4.1. **Subject Site:** There is no recent planning history.

PA Ref. S0A/0303: Permission was refused for a detached single storey unit to side of 11 Fernhill Road on the grounds it was considered overdevelopment of a restricted site, and the scale and design was inconsistent with existing development.

- 4.2. **Relevant sites in the vicinity:** Given this is a large residential area, there are numerous residential-related applications in the wider area.

SD19A/0339: Construction of a new two storey three bedroom detached house at side of 11, Fernhill Park, Manor Estate, Dublin 12 was granted permission. This house is located at the corner of Fernhill Avenue and Fernhill Park at the northeastern end of Fernhill Avenue.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The South Dublin County Development Plan 2022 – 2028 (CDP) applies. The subject site is zoned under the 'RES' zoning objective which is to "to protect and / or improve residential amenity". The main policies are summarised as follows.

- Policy CS7: Promote the consolidation and sustainable intensification of development within the Dublin City and Suburbs settlement boundary.
- CS7 Objective 3: To promote and support the development of undeveloped infill and brownfield zoned lands and to promote pre-application consultation.
- Chapter 2 of the CDP covers the core strategy and the settlement strategy including the consolidation of areas within the suburbs of Dublin city. Chapter 5 addresses quality design and healthy placemaking and the South Dublin County's Building Height and Density Guide sets out considerations for infill development.
- Chapter 12 covers implementation and monitoring and includes the following relevant sections:
 - Section 12.6.7 Residential Standards
 - Section 12.6.8 Residential Consolidation
 - **Infill Sites** Development should meet a suite of listed criteria including the following summarised points:
 - For smaller sites of approximately 0.5 hectares or less, a degree of integration with the surrounding built form will be required.

- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible.
- **Corner / Side Garden Sites** Development should meet a suite of listed criteria including the following summarised points:
 - Site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings.
 - Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain.
 - Dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings.
- Section 12.6.10 Public Open Space
- Section 12.7.4 Car Parking Standards
- Section 12.7.6 Car Parking Design and Layout
- Section 12.11.1 Water Management

5.2. **Relevant Guidelines**

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 (SRDCSG).

5.3. **Natural Heritage Designations**

The appeal site is not located in or immediately adjacent to a designated European Site, a Natural Heritage Area (NHA) or a proposed NHA.

5.4. EIA Screening

- 5.4.1. Having regard to the limited nature and scale of the proposed development, its location in a serviced built-up urban area, the absence of any connectivity to any sensitive location and the likely emissions therefrom, I have concluded that there is no real likelihood of significant effects on the environment arising from the proposed development having regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. I conclude that the need for environmental impact assessment can, therefore, be excluded. See completed Forms 1 and 2 appended to this report.

6.0 The Appeal

6.1. Grounds of Appeal

Two appeals were received from Mary Stapleton, 16 Fernhill Road (23/09/2024) and Joan Stapleton, 30 Kickham Road, Inchicore (27/09/2024).

The appeal grounds may be summarised as follows:

- The modern box design proposal is obtrusive and overbearing and not in keeping with the character, scale or the general architecture of the mature residential area.
- Planning reference S01A/03/03 was refused based on overdevelopment of a restricted site and it was omitted in the application details.
- The proposed vehicular entrance on the busy Fernhill Road and the blind bend would create a traffic hazard in an area linking schools. A vehicle parked outside the new entrance would cause a traffic hazard.
- The new modern house built on the corner of Fernhill Park and Fernhill Avenue is completely out of harmony with the area that was granted permission during Covid when residents were caught unawares. A new building line is being created by the new houses at each end of the road. Instead of being a precedent, it should be highlighted as a design to be avoided. Photographs are attached.

- The seven houses on Fernhill Avenue between the bookended new houses will be impacted and the only way they could regain their light and view would be to build forward. House No.s, 2, 4, 6, 8, 10, 12, and 14 would potentially be able to build a two storey development to the front of their houses up to the new building line, creating an advantage for those houses while disadvantaging all the other houses.
- The precedent could increase houses up to 6 bedrooms in size and negatively impact limited parking.
- This is an overdevelopment as No.14 Fernhill Avenue has already built in the original garden of No.11 Fernhill Road.
- The loss of green space challenges impacts climate change and biodiversity.

6.2. **Applicant Response**

None on file.

6.3. **Planning Authority Response**

- 6.3.1. The PA (15/10/24) confirms its decision and considers the matters raised in the appeal have been covered in the Chief Executive report (planning report).

6.4. **Observations**

None on file.

6.5. **Further Responses**

None on file.

7.0 **Assessment**

- 7.1. I have read the documentation attached to this file, in addition to having visited the site. I am assessing the application de novo based on the plans and particulars received with the application and by way of Further Information. Having examined the application details and all other documentation on file, the third party appeals and

having regard to the relevant planning policies, I am satisfied that the main issues can be dealt with under the following broad headings.

- Principle of Development
- Visual impact
- Impact on residential amenity
- Traffic
- Precedent
- Previous refusal on the site
- Loss of green space
- Devaluation of property in the vicinity

7.2. Principle of Development

- 7.2.1. The appeal site is located in RES' zoning objective which is to "to protect and/or improve residential amenity", and where a house is acceptable in principle in the CDP. The policy of the CDP and the higher level policies is to promote and encourage infill residential development in serviced urban areas and to increase residential density. In this regard, the principle of an additional house in this location is acceptable subject to the application of the appropriate standards and protection of residential amenities of property in the vicinity.

7.3. Visual impact

- 7.3.1. The proposed development is for a modern infill house which is significantly different in design to the houses in the general area of Fernhill Road and surrounding area. The appellants strongly object to the modern design as out of character with the architecture of the area. They also object strongly to the new modern house built at the corner of Fernhill Avenue and Fernhill Park, located at the opposite end of Fernhill Avenue which is complete and inhabited. The introduction of modern architecture into established housing estates attracts differing opinions. The proposed house is located on a large corner site, utilising a large side garden in a residential zoning. The CDP allows for corner sites to be developed.
- 7.3.2. I do not consider that the proposed contemporary design is incongruent but rather a reflection of the era in which the development is proposed. The corner site at the opposite end of Fernhill Avenue has been developed into a modern house forward of

the established building line on Fernhill Avenue but retaining the front building line as in this application. I consider that modern infill development as acceptable and consistent with national policy to promote and encourage infill residential development in serviced urban areas and to increase residential density. I also consider that while the design is modern, the scale and materials sit comfortably within the estate, and that it is a well-designed infill development. Opposite that new house is another large corner site which also has potential to be developed with future infill development.

- 7.3.3. The CDP provides that development on corner and/or side garden sites should be innovative in design, appropriate to its context and should meet a suite of criteria. The proposed house is set back sufficiently from the main house and neighbouring property. A dual frontage is proposed. The proposal is sited to match the front building line on Fernhill Road and responds to the new house at the opposite end of Fernhill Avenue. I consider that the appeal site and this section of the wider housing estate can absorb the modern development and is consistent with the recent development in the vicinity. I also note that directly opposite side the appeal site, on the Fernhill Road/Avenue junction, is another large corner site that potentially could be developed with modern architecture in the future.
- 7.3.4. Fernhill Avenue is a wide short link road between Fernhill Road and Fernhill Park with only two pairs of semi-detached houses on the northern side owing to the extensive corner garden of No. 13 Fernhill Road and the large corner garden at the northeastern end, No. 13 Fernhill Park, opposite the new infill house. There are three pairs of semis on the southern side of the road and one detached house adjacent to the appeal site which as the appellant points out appears to be built in part of the rear garden on No.11 Fernhill Road. The houses fronting Fernhill Avenue are well set back with front gardens and driveways fronting a wide road with footpaths and grass verges.
- 7.3.5. The greatest impact will be on No.14, where the front area will have a different aspect with the development in the previously side garden of the neighbouring property, a distance of c 3m from the boundary. The application refers to bookending this side of Fernhill Avenue and I consider this approach as an appropriate design to these corner sites and an acceptable design solution.

7.4. Impact on residential amenity

- 7.4.1. The proposed three bedroom house proposes an amenity space of c 51 sqm made up of c 40 sqm courtyard type amenity space plus 11 sqm to the rear of the kitchen. Section 5.3.2 of the SRDCSG provides that well-designed private open space forms an integral part of houses. SPPR 2 - *Minimum Private Open Space Standards for Houses* states that proposals for new houses meet the minimum private open space standards for a 3 bed house is 40 sqm, and accordingly the proposed amenity space is acceptable. The existing house will retain its private amenity space of c. 50 sqm which is also acceptable as well as a reasonable sized front garden area. It may be noted the side garden is not private amenity space and is very open. The SRDCSG supersede the CDP standards in Table 12.10 which require 60 sqm for three bed houses.
- 7.4.2. Section 6.8.1 of the CDP acknowledges that in established residential areas sustainable intensification can be achieved through infill development, the subdivision of larger houses, backland development and the development of large corner sites.
- 7.4.3. Only one opaque bathroom window is proposed at first floor on the rear elevation and accordingly, I do not consider that any overlooking of adjacent properties is an issue. There are no first floor windows on the gable of No.14 to overlook the rear of the proposed house. No windows at first floor are proposed on the gable elevation adjacent to No.11 Fernhill Road. I do not consider that overlooking is an issue.
- 7.4.4. An issue has been raised about the impact on the daylight on the seven houses on the southeastern side of Fernhill Avenue. Given the distance from other properties, I consider that the potential impact is only to the adjacent No. 14 Fernhill Avenue and the existing house No.11 Fernhill Road. The front open space of No.14 is mostly hard surfaced adjacent to the house and is not the main amenity space and I consider the development as acceptable in an urban context. In relation to the existing house, a long shed is located along the proposed boundary which would cause a shadow at certain times in the evening, and I do not consider the location of the proposed development as having a significant impact on No.11.
- 7.4.5. In relation to privacy between properties, a 1.8m boundary fence is proposed with No.14 Fernhill Avenue. This was addressed in the FI. The PA imposed a condition

for the boundary treatment to be agreed and/or planting to protect privacy. I consider that a 1.8 m solid boundary is sufficient to protect the residential amenity of the proposed new house, and this would be similar to back to back developments. Given the narrow width of the smaller section of the L shape house to the boundary of No.14, I would be concerned about the viability of planting inside this boundary. The boundary treatment of the proposed private open space to the side of No. 11 Fernhill Road is not clear. A 1.8 m boundary would be appropriate along the side passage and amenity space of the new house bounding No.11. The FI illustrates a 0.9 m wall. In this regard, I consider that the pre commencement condition should be agreed in writing with the PA and the wording of the PA should be slightly amended.

7.5. Traffic

- 7.5.1. FI was submitted illustrating sight lines as requested by the PA with one pier and the boundary wall slightly set back. The appeals strongly object to an additional entrance at this location. The Roads section did not object to the location of the entrance and did not consider that the access would create a traffic hazard. I concur with the PA that an additional access is acceptable in this suburban area.

7.6. Precedent

- 7.6.1. The appeal suggests that the proposed development will lead to development in the front gardens of the houses on Fernhill Avenue. The development of a corner site can clearly be distinguished from applications for development in front gardens and any such proposals would be assessed accordingly. I do not consider that the proposed development of a corner site in this estate will set a precedent for front garden development.

7.7. Previous refusal on the site

- 7.7.1. Planning permission was refused PA Ref. S0A/0303, for a detached single storey unit to side of 11 Fernhill Road on the grounds it was considered overdevelopment of a restricted site. The appeals point that this was omitted from the application form. I note the information was included in the pre application consultation request and the PA referred to it in the planning report. The higher level government policy, the SRDCSG and CDP promote infill development on serviced areas to increase residential density on service sites. The current planning policy has evolved

considerably over the last quarter of a century and the historical refusal does not reflect current planning policy.

7.8. Loss of green space

- 7.8.1. The garden to be developed is a semi private area with no specific policies or tree preservation orders. The wider area is well served with open space. There is no policy to retain infill urban areas for biodiversity purposes in the absence of specific site policies. In relation to infill housing, I consider the applicable policies of increasing density on serviced sites as a balance against the loss of urban gardens. A reasonable sized green area is retained on the corner of the site, and I consider the development acceptable.

7.9. Devaluation of property in the vicinity

- 7.9.1. I do not consider that there is evidence in the appeals that the proposed development will devalue property in the area.

8.0 AA Screening

- 8.1. I have considered the proposed two storey house and all associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended.

- 8.2. The subject site is located c 6 km northeast of Glenasmole Valley SAC, site code 001209, the closest European Site. The proposed development comprises an additional house in a suburban area. No nature conservation concerns were raised in the planning appeal. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- Small scale and nature of the development.
- Distance from the nearest European site and lack of connections.

- 8.3. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and

therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

- 9.1. I recommend permission be GRANTED for the following reasons and considerations and subject to the following conditions.

10.0 Reasons and Considerations

- 10.1. Having regard to the provisions of the South Dublin County Development Plan 2022–2028, to the zoning of the site for residential purposes, to the design, layout and density of the proposed development, and to the pattern of development in the vicinity, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the character of the area or the residential or visual amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1.	<p>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 received by the planning authority on the 6th day of August 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>Prior to the commencement of development, the applicant shall submit a detailed drawing to an appropriate scale, for the written agreement of the planning authority, of a 1.8m high boundary wall or fence with the boundary of No.14 Fernhill Avenue and a 1.8 m high boundary wall or fence bounding the side passage and rear private amenity space of the new development at the side boundary with the existing house No. 11 Fernhill Road, or else as otherwise agreed.</p> <p>Reason: In the interest of privacy</p>
3.	<p>Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
4.	<p>The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.</p> <p>Reason: In the interest of public health</p>
5.	<p>(a) All foul sewage and soiled water shall be discharged to the public foul sewer.</p> <p>(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.</p> <p>Reason: In the interest of public health.</p>
6.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.</p>

7.	<p>The proposal for the house number shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The house number should be clearly legible from the public road.</p> <p>Reason: In the interest of urban legibility</p>
8.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p>Reason: In the interests of visual amenity.</p>
9.	<p>The entrance apron shall be dished at the road junction in accordance with the requirements of the planning authority. Pedestrian and vehicular gates shall open inwards. The boundary walls at the vehicular access point shall be in accordance with the requirements of the planning authority. Details shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
10.	<p>Site development and building works shall be carried out between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 09.00 to 13.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.</p> <p>Reason: To safeguard the amenity of property in the vicinity.</p>
11.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interest of public safety and amenity.</p>

12.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <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>
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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.

Rosemarie McLaughlin
Planning Inspector
19th December 2024

Appendix 1 - Form 1
EIA Pre-Screening
[EIAR not submitted]

An Bord Pleanála Case Reference	ABP 302902-24		
Proposed Development Summary	Construction of a two storey house		
Development Address	11 Fernhill Road, Manor Estate, Dublin 12		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	x
		No	No further action required
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes	x	Class.....	EIA Mandatory EIAR required
No			Proceed to Q.3
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)
No		N/A	No EIAR or Preliminary Examination required
Yes	x	Class 10(b)(i) of Part 2: threshold 500 dwelling units (iv) urban development	Proceed to Q.4
4. Has Schedule 7A information been submitted?			
No	X	Preliminary Examination required	
Yes		Screening Determination required	

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP 320902-24	
Proposed Development Summary	Construction of a two storey house	
Development Address	11 Fernhill Road, Manor Estate, Dublin 12	
<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>The subject development comprises one dwelling in a large side garden in a mature suburban area, characterised by residential development. Permission has been granted for a similar house on an infill site in the vicinity. Accordingly, the proposed development would not be exceptional in the context of the existing environment.</p> <p>During the construction phases the proposed development would generate waste. However, given the moderate size of the proposed development, I do not consider that the level of waste generated would be significant in the local, regional or national context. No significant waste, emissions or pollutants would arise during the demolition, construction or operational phase due to the nature of the proposed use.</p>	<p>No</p> <p>No</p>
<p>Size of the Development Is the size of the proposed development exceptional in the context of the existing environment?</p>	<p>The proposed three bedroom house at 128.4 sqm is similar in size to houses in the vicinity. The proposal is not considered exceptional in the context of neighbouring houses.</p>	<p>No</p>

Are there significant cumulative considerations having regard to other existing and / or permitted projects?	Owing to the serviced urban nature of the site and the infill character of the scheme, I consider that there is no real likelihood of significant cumulative impacts having regard to other existing and/or permitted projects in the adjoining area.	No
<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 application site is not located in or immediately adjacent to any European site. The closest Natura 2000 site is 6 km, Glenasmole Valley SAC, site code 001209, There are no waterbodies or ecological sensitive sites in the vicinity of the site.</p> <p>The site is located within a serviced urban area and the site would be connected to public surface and foul sewers. I do not consider that there is potential for the proposed development to significantly affect other significant environmental sensitivities in the area.</p>	<p>No</p> <p>No</p>
<p align="center">Conclusion</p> <p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>		

Inspector:

Date:

DP/ADP:

Date: _____

(only where Schedule 7A information or EIAR required)