



An
Bord
Pleanála

Inspector's Report

ABP-320952-24

Development

Permission for the development 1) A single storey extension to the rear with 2 no. rooflights, 2) Conversion of existing garage with single storey extension to the front 3) A new dormer to the rear 4) Demolition of chimney to the rear 5) 1 no. Velux to the front 6) Widening of existing vehicular entrance and all associated site works.

Location

29, Beech Lawn, Dundrum, Dublin 16, D16XN50

Planning Authority

Dun Laoghaire Rathdown County Council

Planning Authority Reg. Ref.

D24A/0514

Applicant(s)

Diarmuid Enright and Karen Leonard.

Type of Application

Permission

Planning Authority Decision

Grant Permission with Conditions

Type of Appeal

Third Party

Appellant(s)

Peter and Bernadette McGahren

Observer(s)

None

Date of Site Inspection

7th January 2025

Inspector

Robert Keran

Contents

| | |
|--|----|
| 1.0 Site Location and Description | 4 |
| 2.0 Proposed Development | 4 |
| 3.0 Planning Authority Decision | 4 |
| 3.1. Decision | 4 |
| 3.2. Planning Authority Reports | 5 |
| 3.3. Prescribed Bodies | 6 |
| 3.4. Third Party Observations | 7 |
| 4.0 Planning History | 7 |
| 5.0 Policy Context | 7 |
| 5.1. Development Plan | 7 |
| 5.2. Natural Heritage Designations | 9 |
| 5.3. EIA Screening | 9 |
| 6.0 The Appeal | 9 |
| 6.1. Grounds of Appeal | 9 |
| 6.2. Planning Authority Response | 10 |
| 6.3. Applicant Response | 10 |
| 6.4. Observations | 11 |
| 7.0 Assessment | 11 |
| 7.2. Principle of development | 11 |
| 7.3. Impact on Residential Amenity | 11 |
| 8.0 AA Screening | 15 |
| 9.0 Recommendation | 16 |
| 10.0 Reasons and Considerations | 16 |

Appendix 1 – Form 1: EIA Pre-Screening

1.0 Site Location and Description

- 1.1. The appeal site is located at 29 Beech Lawn, Dundrum, Dublin 16, D16 XN50 and comprises of a semi-detached two storey dwelling with pitched and hipped roof. The dwelling addresses Beech Lawn, a typical estate road with two traffic lanes and footpaths on both sides. 29 Beech Lawn is attached to 31 Beech Lawn to the west, with 27 Beech Lawn located to the east on the semi-detached side, attached only at ground floor to the garage of 27 Beech Lawn.
- 1.2. To the front of the dwelling is a garden with boundary wall and vehicular entrance to an in curtilage driveway. The driveway leads to a garage integral to the house.
- 1.3. To the rear is a back garden of circa 17 metres in length, beyond which is 10 Willow Gate, a single storey dwelling with side garden, with the side garden abutting the rear boundary wall of 29 Beech Lawn.

2.0 Proposed Development

- 2.1. The proposed development comprises of:
 - A single storey extension to the rear with 2 no, rooflights
 - Conversion of existing garage with single storey extension to the front
 - A new dormer to the rear
 - Demolition of chimney to the rear
 - 1 no. Velux to the front
 - Widening of existing vehicular entrance and all associated site work

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1 By Order dated 5th September 2024, Dun Laoghaire Rathdown County Council issued a notification of decision to grant permission, subject to 6 no. conditions.

- Condition 1 requires the development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
- Condition 2 requires that the entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.
- Condition 3 requires that all external finishes, including roof tiles/slates, shall harmonise in material, colour and texture with the existing dwelling on site, unless otherwise indicated on the plans submitted.
- Condition 4 requires that the rear-facing dormer structure shall be reduced by 1.0m in width to measure a maximum of 3.066m when measured externally.
- Condition 5 requires that the requirements of the Drainage Planning Department shall be addressed, and provides specific details of same. :
- Condition 6 provides specific requirements to be complied with in modifying the vehicular entrance to serve the subject dwelling.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Dun Laoghaire Rathdown County Council Planner's Report concluded that having regard to the Objective 'A' zoning of the site, massing, scale and form of the proposed extension elements to the existing dwelling, it is considered that the proposed development would not, subject to conditions adversely impact on the residential or visual amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. It was further concluded that the proposed design is sensitive to the existing residential context, would not detract from the character of the surrounding area, and would be in accordance with the Dun Laoghaire Rathdown County Development Plan 2022 – 2028, and that the proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

3.2.2. Other Technical Reports

- Drainage Planning Division of the 19th August 2024 recommends conditions in relation to proposed surface water management. The 2 no. conditions recommended were as follows:

“1. The surface water runoff generated by the development shall not be discharged to the public sewer but shall be infiltrated locally to a soakaway(s), as detailed in the application, in accordance with Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems (SuDS) of the County Development Plan 2022-2028. The soakaway(s) shall be designed to BRE Digest 365 and shall not have an overflow. The offset distance for infiltration from adjacent buildings or structures will be at the professional judgement of a suitably qualified engineer and shall ensure the proposed system has no impact on neighbouring properties. If a soakaway is not a feasible solution then, prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a report signed by a Chartered Engineer showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure.

2. Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) i.e. permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028. Appropriate measures shall be included to prevent runoff from driveways entering onto the public realm as required. Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds”.

- There were no other technical reports issued by Dun Laoghaire Rathdown County Council.

3.3. Prescribed Bodies

- 3.3.1. There are no submissions or observations from prescribed bodies.

3.4. Third Party Observations

3.4.1. There were 2 no. third party submissions received on the planning application. These were from:

- Jim and Theresa Gaffney, 27 Beech Lawn
- Peter and Bernadette McGahren, 31 Beech Lawn

3.4.2. The issues raised by observers are summarised as follows:

- Dormer window in attic room will be too large
- Dormer will cause overshadowing and block light to north facing garden at 27 Beech Lawn and to 31 Beech Lawn.
- Dormer window will be intrusive
- Fumes from wood burning stove will exit into the garden at 27 Beech Lawn.
- Attic room height does not comply with Building Regulations and therefore cannot be used as a habitable room.
- When 29 Beech Lawn was previously extended over the garage, the method for dealing with rainwater runoff from the roof was not adequately addressed and the observe notes that this needs to be remedied.

4.0 Planning History

4.1.1. There is no relevant recent planning history pertaining to the appeal property, nor at immediately adjoining properties.

5.0 Policy Context

5.1. Development Plan

5.1.1 The operative Development Plan is the Dun Laoghaire Rathdown County Development Plan 2022 – 2028.

5.1.2 The following are the key provisions of the Development Plan relating to the appeal site and appeal:

- The appeal site is zoned Objective 'A', which is "To provide residential development and improve residential amenity while protecting the existing residential amenities" Residential is a use permitted in principle under this zoning objective (Table 13.1.2 of the County Development Plan).
- Section 12.3.7.1 of the County Development Plan relates to 'Extensions to Dwellings' and provides guidance with respect to porches, front extensions, side extensions, rear extensions, roof alterations, attic conversions and dormer extension.
 - 12.3.7.1(i) relates to extensions to the front and states that front extensions, at both ground and first level will be considered acceptable in principle subject to scale, design, and impact on visual and residential amenities. It further states that excessive scale should be avoided and that should reflect the roof shape and slope of the main dwelling and that a minimum driveway length of 6 metres should be maintained.
 - 12.3.7.1(ii) relates to extensions to the rear and states that ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining. It further states that the extension should match or complement the main house.
 - 12.3.7.1(iv) relates to alterations at roof/attic level and as it relates to dormer extensions provides that dormer extensions shall be set back from the eaves, gables and/or party boundaries. It further provides that dormer extensions should be set down from the existing ridge level so as to not read as a third storey extension at roof level to the rear and that the proposed quality of materials/finishes for dormer extensions will be considered carefully as this can greatly improve their appearance. It also provides that the level and type of glazing within a dormer extension should have regard to existing window treatments and fenestration of the dwelling and regard should also be had to size of fenestration proposed at attic level relative to adjoining residential amenities. Finally, it is stated that particular care will be taken in evaluating large, visually dominant dormer window structures, with a balance sought between quality

residential amenity and the privacy of adjacent properties and that excessive overlooking of adjacent properties should be avoided.

- Section 12.4.8 (Vehicular Entrances and Hardstanding Areas) states that, in general, for a single residential dwelling, the maximum width of an entrance is 3.5 metres. It further states that any boundary walls, entrance piers and gates and railings shall normally be finished to harmonise in colour, texture, height, and size to match the existing streetscape.
- Flood Zone Map 5 which forms part of the Development Plan indicates that the site is located within Flood Zone C.

5.2. Natural Heritage Designations

- 5.2.1 The closest site of natural heritage interest to the development site is located approximately 4.7 kilometres to the northeast at South Dublin Bay SAC. Special Area of Conservation. Wicklow Mountains SAC and SPA is a greater distance of circa 5.8 kilometres to the southwest.

5.3. EIA Screening

- 5.3.1 The proposed development is not a class of development as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended, and can be excluded at the pre-screening stage. (see Appendix 1) and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. A third party appeal has been submitted by Peter and Bernadette McGahren dated 1st October 2024. The grounds of appeal are summarised as follows:
- Dormer will cause overshadowing and block light to 31 Beech Lawn.
 - Dormer window will be intrusive
 - Concerns in relation to the attic room sharing a boundary wall with 31 Beech Lawn.

- Attic room height does not comply with Building Regulations in terms of head height and therefore cannot be used as a habitable room.

6.2. Planning Authority Response

- 6.2.1. A response from the local planning authority was received dated 24th October 2024. This response refers to the previous Planner's Report and states that it is not considered that the grounds of appeal raise any new matter which, in the opinion of the local planning authority, would justify a change of attitude to the proposed development.

6.3. Applicant Response

- 6.3.1. A response from the applicant to the third party appeal was received on the 23rd October 2024.
- 6.3.2. The key points of the response are as follows:
- Requests removal of Condition 4 of the notification of decision to grant permission as the dormer window is considered to be entirely in accordance with the character/appearance of the area. The applicant points to a precedent for a dormer window of similar scale in the surrounding area at 10 Beech Lawn (Reg. Ref: D21B/0241)
 - The applicant is of the view that the appellant has misinterpreted the Building Regulations as they relate to the height of a habitable room.
 - Careful consideration has been given to Section 12.3.7(iv) of the Dun Laoghaire Rathdown Development Plan 2022 – 2028 when designing the dormer window. This included setbacks from eaves, gables and party boundaries.
 - In relation to privacy impact from the dormer window, the applicant notes that neighbouring rear gardens are already overlooked from first floor windows and as such the dormer would not increase the level of overlooking.
 - The applicant clarifies that the intended use of the attic room is as games/study room and storage space.

6.4. Observations

6.4.1. There have been no observations on the appeal.

7.0 Assessment

7.1.1. I consider the main issues in determining this appeal are as follows:

- Principle of development
- Impact on Residential Amenity

7.2. Principle of development

7.2.1. The appeal site is zoned Objective 'A', which is *"To provide residential development and improve residential amenity while protecting the existing residential amenities"* Residential is a use permitted in principle under this zoning objective (Table 13.1.2 of the County Development Plan) and as such it is considered that the principle of a rear extension, front extension and garage conversion, dormer window to rear, velux window to front, and widening of vehicular entrance, are acceptable.

7.3. Impact on Residential Amenity

7.3.1. It is noted that the core issue raised in the appeal is the dormer window to the rear. This will be considered in further detail below.

Ground Floor Rear Extension

7.3.2. The flat roof extension to the rear covers the full width of the property and extends, at a maximum, to 5.605 metres from the rear of the existing dwelling. The flat roof will contain 2 no. velux windows in line with the roof plane. The height of the extension will be 3.0 metres. External materials will be render and timber cladding with UPVC windows and doors.

7.3.3. It is noted that there is an existing ground floor extension at 31 Beech Lawn, which abuts the boundary with 29 Beech Lawn, and extends to a similar depth as the extension proposed at 29 Beech Lawn. This rear extension at 31 Beech Lawn is not included on the drawings submitted with the planning application.

- 7.3.4. The criteria at Section 12.3.7(ii) of the County Development Plan relates to ground floor rear extensions and it is considered that, given the relatively modest scale of the proposed rear extension, the proposed rear extension would not result in any undue negative impacts on neighbouring properties. Furthermore, the proposed extension would be appropriate in scale to the existing dwelling and a sufficient quantum of rear private amenity space would be retained.

Garage Conversion and Rear Extension

- 7.3.5. It is proposed to convert the existing garage to a home office and to provide a single storey extension to the dwelling to the front for the width of the garage and entrance area and to a depth of 1.5 metres from the front façade of the dwelling. The extension will include a new window to the office and a new front door to the dwelling.
- 7.3.6. The criteria at Section 12.3.7(i) of the County Development Plan relate to front extensions and it is considered that the proposed development is appropriate in scale and design to the dwelling and surrounding area and will not have a negative impact on adjacent residential amenities.
- 7.3.7. The scale of the extension is relatively modest. It is noted that there are similar extensions in the immediate area, for example at 22 Beech Lawn and 11 Beech Lawn. A minimum driveway length of 6 metres will be maintained.
- 7.3.8. The proposed brickwork and render finish is considered to be an appropriate palette of materials and reflective of those used in the dwelling and surrounding dwellings.
- 7.3.9. The new window and door and considered to be appropriate in scale to the dwelling and neighbouring dwellings.

Velux to Front Elevation

- 7.3.10. The velux window to the front roof plane is in line with the roof plane and is modest in scale. There are also a number of existing velux windows in the front roof plane on other properties in the surrounding area, for example at 10 Beech Lane, in addition to solar panels on front roof planes.
- 7.3.11. Having regard to the above, it is considered that the proposed velux window to the front elevation is compatible with the character of the area and is acceptable.

Widening of Vehicular Entrance

- 7.3.12. Section 12.4.8 (Vehicular Entrances and Hardstanding Areas) states that, in general, for a single residential dwelling, the maximum width of an entrance is 3.5 metres. The proposed development seeks an increase to 3.5 metres and as such complies with this requirement. Section 12.4.8 further states that any boundary walls, entrance piers and gates and railings shall normally be finished to harmonise in colour, texture, height, and size to match the existing streetscape. This is the case for the proposed development where the proposed piers and amended front boundary wall will reflect the character of the existing and neighbouring piers and walls.
- 7.3.13. Having regard to the above, the proposed widening of the vehicular entrance and associated works are considered to be acceptable and in compliance with the policy requirements.

Dormer Window to Rear and Attic Conversion

- 7.3.14. The proposed dormer window is 4.066 metres in width. The full width of the plot on which 29 Beech Lawn sites is circa 9.27 metres. The external material is proposed as a metal cladding. The height of the dormer at its maximum point is not clearly labelled on the submitted drawings however it appears to be in the region of 2.25 metres. The dormer rises to only marginally below the ridge height of the roof, by circa 180mm.
- 7.3.15. The proposed dormer and conversion of the attic also necessitates the removal of the existing chimney,
- 7.3.16. The appellant is of the view that the purpose of the attic room is as a bedroom, whereas the applicant states that it is intended to be used as games room/study and storage. Whether it is a bedroom or a games room/study with storage is largely irrelevant to the planning considerations in this instance as the key issue is the external appearance of the proposed dormer. The appellant also claims that the floor to ceiling height in the attic room is not in accordance with Building Regulations. The applicant is of the contrary view.
- 7.3.17. The appellant also raises issues relating to the attic room sharing a boundary wall with 31 Beech Lawn in terms of the physical relationship between the two demises.

- 7.3.18. Both of these matters, namely the floor to ceiling height and the physical separation between the two demises, are matters for compliance with Building Regulations and will be evaluated under a separate legal code and thus need not concern the Board for the purposes of this appeal.
- 7.3.19. The core planning issues therefore, having regard to the grounds of appeal, are the visual impact of the proposed dormer and the potential for the proposed dormer to have a negative impact on neighbouring properties in terms of overlooking and / or overshadowing.
- 7.3.20. In terms of overlooking, it is considered that the proposed dormer will not result in any undue overlooking. The dormer is at second floor (attic) level with a window size similar to those already present at first floor. Whilst the dormer will introduce an additional window, as there is already overlooking of rear gardens typical of a residential estate such as this, it is not considered that the dormer window will negatively contribute to overlooking, including those to the rear at Willow Gate, which are at some remove from the dormer window.
- 7.3.21. In terms of overshadowing, the dormer window sits below the existing ridge height of 29 Beech Lawn and is located on the northern plane of the roof. It is therefore considered that the proposed dormer would not have any material additional impacts impact in terms of overshadowing to the rear garden of neighbouring properties.
- 7.3.22. It is noted that Condition 4 of the notification of decision to grant permission by Dun Laoghaire Rathdown County Council requires that the rear-facing dormer structure shall be reduced by 1.0m in width to measure a maximum of 3.066m when measured externally. The Dun Laoghaire Rathdown County Council Planners Report states that *“Noting a low level of precedent in the surrounding area for dormer structures, it is considered that the width of the proposed dormer results in an overbearing and visually obtrusive structure when viewed from neighbouring properties. The concerns of the Planning Authority in this instance can be addressed by way of a condition in the event of a grant of permission, requiring a marginal reduction of dormer width”*. It is noted that the applicant has pointed to one other similar dormer window at 10 Beech Lawn (Reg. Ref: D21B/0241).
- 7.3.23. Section 12.3.7.1(iv) of the County Development Plan provides guidance on dormer windows. It is my view that the proposed dormer largely complies with these

requirements, including that the dormer is set from back eaves, gables and party boundaries, and be below ridge level. However, the County Development Plan also states that particular care will be taken in evaluating large, visually dominant dormer window structures, with a balance sought between quality residential amenity and the privacy of adjacent properties and that excessive overlooking of adjacent properties should be avoided. I consider that the scale of the dormer relatively to the scale of the property and particularly the scale of the roof which contains a hipped element, is excessive and in this regard a reduction in width of the dormer as required by Condition 4 of the notification of decision to grant permission is considered to be appropriate in order to ensure that the scale and massing of the dormer is appropriate to the scale of the property. The proposed dormer is also wider than the precedent example at 10 Beech Lawn, which measures circa 3.5 metres in width, on a property which displays a similar pitched and hipped roof profile. Whilst it is recognised that the dormer window at 10 Beech Lawn is circa 3.5 metres, for 29 Beech Lawn a reduction of 1 metre to a maximum of 3.066 metres is considered a more appropriate scale relative to the scale of the roof and the overall property.

- 7.3.24. In the event that the Board is minded to grant planning permission, it is recommended that a condition be attached requiring the reduction in width of the dormer by 1 metre.

8.0 AA Screening

- 8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 8.2. The subject site is located at 29, Beech Lawn, Dundrum, Dublin 16, D16XN50, approximately 4.7 kilometres to the northeast from the closest Natura 2000 site at South Dublin Bay SAC. Special Area of Conservation: Wicklow Mountains SAC and SPA is a greater distance of circa 5.8 kilometres to the southwest.
- 8.3. The development comprises retention permission is sought for two wooden storage units located in the open space to the front (west) of the property. The storage units are painted a grey colour.
- 8.4. No nature conservation concerns were raised in the planning appeal.

8.5. 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:

- The small scale and minor nature of the development
- The urban location in an existing residential area
- The distance to the nearest European site and lack of pathways between the development and the European Site.
- Taking into account screening determination by Dun Laoghaire Rathdown Council.

8.6. 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.

8.7. 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 that retention permission be granted with conditions.

10.0 **Reasons and Considerations**

10.1. Having regard to the residential land use zoning of the site; the nature, scale and location of the proposed development; and the provisions of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028, it is considered that, subject to compliance with the conditions set out below the proposed development would not be out of character with existing development in the area, and would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

11.0 Conditions

- 11.1. The Board may wish to note that Condition 7 (financial contribution) is on the basis that no clear schedule was submitted with the application, however based on dimensions on drawings, the floorspace proposed appears to be a circa 35 sq.m metre extension to rear, and circa 6.8 sq.m to front, therefore totalling circa 42 sq.m. The planning application form however states 36.4 sq.m new floorspace in total. It is recommended that the condition therefore be included. In the event that the applicant demonstrates that the extension does not exceed 40 sq.m, no payment will be due, in accordance with the Council's Section 48 Development Contribution Scheme.
- 11.2. The Board may further wish to note that Condition 5 is proposed to be included and reflects the wording of the condition attached to the notification of decision to grant, in response to the observations made on the planning application.

| | |
|---|--|
| 1 | <p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 12th April 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> |
| 2 | <p>The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.</p> <p>REASON: To prevent unauthorised development</p> |
| 3 | <p>The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.</p> <p>Reason: In the interest of visual amenity.</p> |
| 4 | <p>The rear-facing dormer structure shall be reduced by 1.0m in width to measure a maximum of 3.066m when measured externally.</p> <p>REASON: In the interests of visual amenities.</p> |

| | |
|---|--|
| 5 | <p>The surface water runoff generated by the development shall not be discharged to the public sewer but shall be infiltrated locally to a soakaway(s), as detailed in the application, in accordance with Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems (SuDS) of the County Development Plan 2022-2028. The soakaway(s) shall be designed to BRE Digest 365 and shall not have an overflow. The offset distance for infiltration from adjacent buildings or structures will be at the professional judgement of a suitably qualified engineer and shall ensure the proposed system has no impact on neighbouring properties. If a soakaway is not a feasible solution then, prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a report signed by a Chartered Engineer showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure.</p> <p>REASON: In the interest of public health.</p> |
| 6 | <p>Site development and building works shall be carried out only between the hours of 7.00am to 7.00pm Monday to Friday inclusive, 8.00am to 2.00pm Saturdays and no works permitted on site on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the Planning Authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p> |
| 7 | <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 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> |

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.

| | |
|----------|-----------|
| Robert | Keran |
| Planning | Inspector |

10th February 2025

Appendix 1 - Form 1
EIA Screening

Form 1

EIA Pre-Screening

| | | | |
|--|--|------------|--|
| An Bord Pleanála | | | |
| Case Reference | ABP-320952-24 | | |
| Proposed Development Summary | Permission for the development 1) A single storey extension to the rear with 2 no, rooflights, 2) Conversion of existing garage with single storey extension to the front 3) A new dormer to the rear 4) Demolition of chimney to the rear 5) 1 no. Velux to the front 6) Widening of existing vehicular entrance and all associated site work | | |
| Development Address | 29, Beech Lawn, Dundrum, Dublin 16, D16XN50 | | |
| 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 | Tick if relevant and proceed to Q2. |
| | | No | Tick if relevant. 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)? | | | |
| Yes | | | Proceed to Q3. |
| No | X | | |
| 3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class? | | | |
| Yes | | | EIA Mandatory EIAR required |

| | | | |
|--|--|---|---|
| | | | |
| No | | | Proceed to Q4 |
| 4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]? | | | |
| Yes | | . | Preliminary examination required (Form 2) |

| 5. Has Schedule 7A information been submitted? | | |
|---|---|---|
| No | X | Screening conclusion remains as above (Q1 to Q4) |
| Yes | | Screening Determination required |

Inspector: Robert Keran Date: 7th January 2025