



An
Bord
Pleanála

Inspector's Report ABP-321311-24

Development	Construction of 4 three-storey dwellings and all associated site works.
Location	Avila (formerly Windrush), Knocksinna, Foxrock, Dublin 18
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D24A/0480
Applicant(s)	Cajen Properties Ltd
Type of Application	permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Dongmei Zhang Foxrock Golf Club David McHugh
Observer(s)	
Date of Site Inspection	10 th February 2025

Inspector

Aisling MacNamara

1.0 Site Location and Description

- 1.1. The site, which has a stated area of 0.15ha is located in Foxrock, County Dublin. The site is located on the southern side of the N11 and is directly accessed off the N11 via a cul de sac road (local tertiary L91393) that serves a number of large detached dwellings. The site is located at the end of this cul de sac.
- 1.2. The site forms part of the former original curtilage of the detached dwelling 'Avila' (formerly Windrush) and has been fenced off. The front boundary of the site adjoins the cul de sac road. Both the Avila property and the site are in the control of the applicant.
- 1.3. Knocksinna Road is characterised by a number of art deco-inspired detached dwellings and a number of the dwellings along the road are protected structures. Avila is an early 20th century style detached dwelling. There are no protected structures on or immediately adjoining the site. The closest protected structure is Careg Wen which is located at the opposite side of the road to the site.
- 1.4. The site is bounded by Foxrock Golf Club to the south and rear / east and it shares its side / northern boundary with the two adjoining residential properties – Suantraí and Raford. There are mature trees around the site and along parts of the boundaries. The southern boundary wall is stone and there is an existing pedestrian gate in the southeastern corner of the site with access to the golf course.

2.0 Proposed Development

- 2.1. It is proposed to construct a residential development comprising:
 - 4 no. three storey, four bedroom detached dwellings (unit no.s A to D) with private gardens to rear, terraces to front at second level and sedum roof,
 - 8 car parking spaces (1 no. undercroft space and 1 no. access lane space provided to serve each dwelling)
 - 8 bicycle parking spaces, located externally within the curtilage of each dwelling,
 - New vehicular entrance and associated laneway to serve the dwellings with access via Knocksinna,

- Landscaping, boundary treatments, public open space, bin storage and drainage works,
- No works are proposed to Avila House and this is to remain in residential use.

3.0 Planning Authority Decision

3.1. Decision

Permission GRANTED subject to 18 no. conditions

Condition 4 requires alterations to the design of reinforced grass at car parking spaces to reduce the area of reinforced grass at the over run area and to replace part of this reinforced grass with soft landscaping

Condition 9 (a) and (c) relate to the design of the shared access road and the new access lane entrance.

Condition 13 relates to a financial contribution in lieu of public open space within the site in accordance with the CDP and the Development Contribution Scheme.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Case planner – First report recommends further information.
- Further information was requested by the planning authority on 26/08/2024 in relation to 5 matters including pre connection enquiry with Irish Water, the submission of an arboricultural survey, revised designs to address monolithic appearance of the rear elevations, public lighting and requesting revised proposals showing only 1 no. car parking space per unit, revisions to the design of the shared access road to be limited to 4.8m, proposals for EV charging, additional visitor cycle parking and access road surfacing material.
- Response to further information was received on 03/10/2024. The response included a copy of the Irish Water pre connection enquiry, arboricultural report, revised house designs, revised drawings addressing roads issues and public lighting details.

- Second report of the Case Planner recommends grant of permission as per the decision of the planning authority.

3.2.2. Other Technical Reports

- Conservation Division: Avila is early 20th century style detached dwelling on Knocksinna Road which has a number of art deco-inspired detached dwelling, a number of which are listed on record of protected structures. The site is capable of absorbing new dwellings without significant impacts. Satisfied that the proposal is not injurious to the character and architectural interest of nearby protected structures on Knocksinna Road (24/07/2024)
- Parks and Landscape Services: requests further information for arboricultural survey and landscape layout (26/07/2024)
- Transportation Division (Public Lighting): public lighting design not acceptable, requests additional information in relation to lighting (29/07/2024); design revisions required (25/10/2024)
- Environmental Enforcement: recommended conditions in relation to noise, construction environmental management plan, resource and waste management plan, public liaison plan (08/08/2024)
- Housing Department: request details in relation section 97 certificate of exemption for Part V (09/08/2024)
- Drainage: no objection subject to conditions in relation to surface water, design of green roofs, SUDS, parking and hardstanding areas, management company for communal infrastructure (12/08/2024)
- Transportation: report (23/08/2024) requests further information in relation to reduced car parking (located in City Urban Neighbourhood location where 1 space per dwelling specified under Compact Settlement Guidelines), design of shared access road, EV parking charge points, cycle parking, surfacing in compliance with taking in charge policy. Includes conditions if permission granted; second report (22/10/2024) indicates no objection subject to conditions.

- EHO: further information required in relation to construction environmental management plan and resource and waste management plan (07/08/2024)

3.3. Prescribed Bodies

- Uisce Eireann: further information required – pre-connection enquiry (07/08/2024)

3.4. Third Party Observations

The planning authority received a number of submissions. In summary these issues relate to impact on Architectural Conservation Area and protected structures, excessive height, road safety, boundary treatment, negative impacts on parent dwelling, adverse impact on adjoining residential amenity (overlooking, overbearing), failure to comply with CDP standards for backland development, design matters (monolithic design), inadequate gardens, drainage matters, lack of public open space, impact on views from golf course and operational capacity, potential access to the golf course via the existing gate, inadequate separation distance to surrounding dwellings, excessive density, excessive removal of trees.

4.0 Planning History

There is no recent planning history related to the subject site.

The planners report details the planning history of adjacent sites. The following is of relevance:

D12A/0406 – Grant permission for a detached dwelling in the rear garden of Raford Knocksinna (adjoins the site) in lieu of previously approved development D07A/0099.

D07A/0099, PL06D.222757 - Granted by ABP for construction of extension existing house and 3 no. houses.

5.0 Policy Context

5.1. National planning policy

Section 28 Ministerial Guidelines

The following list of section 28 Ministerial Guidelines are considered to be of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets
- Appropriate Assessment Guidelines for Planning Authorities

Other policy documents of note:

- National Planning Framework
- Regional Spatial & Economic Strategy for the Eastern and Midland Region

5.2. Development Plan

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 applies.

Zoning: 'Objective A' "to provide residential development and improve residential amenity while protecting the existing residential amenities". Residential development is permitted in principle under this zoning objective.

Adjoining lands to the south are zoned F "To preserve and provide for open space with ancillary active recreational amenities."

Protected structures: The following protected structures are located on the Knocksinna cul de sac road:

Careg Wen (RPS 1554), India House - Indian Foreign Embassy (RPS 1545), Iona (RPS 2024), Fuhanmura (RPS 1540), Corners House (RPS 2015), Ribbadene (RPS 2038), Cranleigh (RPS 1546), Glencroe (RPS 1542)

Trees and woodland: There is an objective to protect and preserve trees and woodland as shown on map no. 6. Note that the tree symbol is not on directly on the site but is on Knocksinna road.

Section 12.8.11 Existing Trees and Hedgerows states "New developments shall be designed to incorporate, as far as practicable, the amenities offered by existing trees and hedgerows. New developments shall, also have regard to objectives to protect and preserve trees and woodlands (as identified on the County Development Plan Maps). The tree symbols on the maps may represent an individual tree or a cluster

of trees and are not an absolute commitment to preservation. Decisions on preservation are made subject to a full Arboricultural Assessment and having regard to other objectives of the Plan.”

Objectives

OSR10: Protection of Sports Grounds/Facilities It is a Policy Objective:

- To ensure that adequate playing fields for formal active recreation are provided for in new development areas.
- That existing sports facilities and grounds within the established urban area are protected, retained, and enhanced.
- To increase the number of playing pitches in the County.
- To maximise the use of playing pitches in the County and for playing pitches to be utilised seven days a week, subject to protecting adjoining residential amenity.

Policy Objective PHP18: Residential Density It is a Policy Objective to:

- Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter 12.
- Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development

PHP19: Existing Housing Stock - Adaptation It is a Policy Objective to:

- Conserve and improve existing housing stock through supporting improvements and adaption of homes consistent with NPO 34 of the NPF.
- Densify existing built-up areas in the County through small scale infill development having due regard to the amenities of existing established residential neighbourhoods.

PHP20: Protection of Existing Residential Amenity. It is a Policy Objective to ensure the residential amenity of existing homes in the Built Up Area is protected

where they are adjacent to proposed higher density and greater height infill developments.

HER21: Nineteenth and Twentieth Century Buildings, Estates and Features: It is a Policy Objective to:

- i. Encourage the appropriate development of exemplar nineteenth and twentieth century buildings, and estates to ensure their character is not compromised.
- ii. Encourage the retention and reinstatement of features that contribute to the character of exemplar nineteenth and twentieth century buildings, and estates such as roofscapes, boundary treatments and other features considered worthy of retention.
- iii. Ensure the design of developments on lands located immediately adjacent to such groupings of buildings addresses the visual impact on any established setting.

Chapter 12 Development Standards

12.3.7.6 Backland Development

12.3.7.7 Infill

12.8.3.3 Private Open Space

12.8.2 Open Space Categories for Residential Development

5.3. Natural Heritage Designations

The subject site is not within or immediately adjacent to any designated or Natura 2000 sites.

5.4. EIA Screening

See completed Form 2 on file. 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

Three third party appeals have been received.

The main issues raised by the owners of Raford (northern boundary of subject site adjoins the rear garden of this house) and Suantraí (northern boundary of subject site adjoins this property) are summarised as follows:

- Impact on built heritage – Destructive to the special 20th century architectural heritage of the road. Knocksinna is a candidate Architectural Conservation Area in the current CDP. The road is characterised by large dwellings on large plots. NIAH refers to the estate as an ‘international style suburb’. Altering this character with dense backland development including multiple entrances and side access roads will detrimentally impact its special interest. Will create undesirable precedent resulting in piecemeal development on the road.
- Trees – Tree removal has adverse impact on the sylvan character of the road. Will remove much of existing cover planting on applicants side of the boundary (loss of winter cover). Proposed planting on this boundary should be conditioned to be evergreen.
- Backland development – not in accordance with standards in section 12.3.7.6 of CDP. Backland houses should be single storey. Three storey houses on congested site is at odds with existing development context.
- Overlooking – CDP requires a min rear depth of 11m. The proposed houses do not achieve this. Overlooking impact on the adjoining properties. Condition should be attached to address overlooking from terraces and potential use of roofs for terraces. Impacts future developability of adjoining sites. Overlooking between houses within the development will diminish amenity of future occupants.
- Overbearing – Overbearing impact due to height and scale, monotonous visual impact, three storey houses in a predominantly two storey area.
- Noise – inadequate rear garden depth and proximity to boundary will result in noise from domestic activities impacting on residential amenity.

- Lack of public open space – lack of usable public open space, fails to provide 15% required as per section 12.8.3 of CDP
- Inadequate private open space – poor standard
- Surface water drainage – interferes with existing drainage flow and will result in flooding of their land and boundary.
- Pumping station – management should not be in hands of management company but should be in control of Uisce Eireann.
- Access and traffic – access laneway for the development does not have a turning area. Knocksinna does not have a turning area. Vehicles will be required to reverse causing congestion and traffic hazard.
- Construction – concerns over impacts on residential amenity.
- Failure to comply with zoning objective – congested layout, overdevelopment, out of keeping with the character of this environment of architecturally significant houses on substantial sites with sylvan character, adverse impact on residential amenity.

The main issues raised by Foxrock Golf Club are summarised as following:

- Objective OSR10 - Policy objective OSR10 of the CDP relates to the protection of existing sports facilities. The objective states that where development is proposed within 10 metres of a sports facility there is an obligation on developers to demonstrate ameliorative measures to ensure the subject development will not interfere with the operational capacity or recreational / amenity function of the sports facility. The development is in proximity to the fourth fairway and issues may arise with golf balls hitting the houses or cars. Netting should be erected along the full length of the boundary.
- Stone boundary wall - A stone wall demarcates the south western boundary of the site with the golf club. Concern that the removal of buttresses and piers along the inner face of the wall to facilitate parking spaces will de-stabalise the wall.

- Gate - It is proposed to retain an existing gate at the southeastern corner of the boundary wall. The gate has been blocked to deny access to the course due to health and safety issues. Request condition be attached for closure or removal of the gate.

6.2. Applicant Response

The applicant has responded to the issues raised by the appellants.

The response to the issues raised by the owners of Raford and Suntraí are summarised as follows:

- The development will not adversely impact special interest of Knocksinna.
- There will be an imperceptible impact on visual amenity of the area.
- The development is not piecemeal and does not compromise the development potential of any adjoining lands.
- Arboricultural Assessment is submitted. Only one tree on the site of Foxrock Golf Club will be impacted by the construction of the dwellings. There will be no impact on trees within the site of Raford. Planning permission is not required to remove existing trees.
- The separation distances proposed comply with Compact Settlement Guidelines.
- Measures not required to mitigate overlooking, would welcome condition restricting access to roof areas. Development has been designed to avoid internal overlooking.
- Private amenity space is provided in accordance with the Compact Settlement Guidelines.
- Condition 13 requires contribution in lieu of public open space.
- Three storey height is lower relative to existing property on the site and note larger three storey dwellings in the immediate vicinity. The properties are adequately separated from existing properties.
- The development will not result in flood risk.

- Management company will manage and maintain the pumping station.
- Construction management plan and conditions of planning authority will address concerns during construction.
- To alleviate road congestion concerns, would welcome to Board to permit the original proposal for parking of 2 spaces per unit.

The response to the issues raised by Foxrock Golf Club is summarised as follows:

- There is no reference in Objective OSR10 or the associated commentary within the plan to the management of development within 10m distance of the boundary of a sports facility.
- No netting has historically been required to protect the existing property from golf balls. It is unclear why the applicant has an obligation to protect itself from golf balls. The proposed development will not impact the operational capacity of the golf club.
- Confirm willingness to accept a condition to retain the wall.
- The gate has historically been used to provide access to the southern elevation of the boundary wall for maintenance purposes.

6.3. **Planning Authority Response**

The planning authority state that the grounds of appeal do not raise any new matter which would justify a change in attitude to the proposed development.

6.4. **Observations**

none

6.5. **Further Responses**

none

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all submissions received in relation to the appeal, and inspected the site and having regard to relevant local policies and guidance, I consider that the main issues in the appeal are as follows:

- principle of development
- impact on built heritage
- impact on amenity of adjoining properties
- residential amenity of future occupants
- traffic considerations
- impact on golf club
- other matters

7.2. Principle of development

- 7.2.1. It is proposed to construct four new detached houses within the former rear garden of the existing house, served by a new shared access road and entrance to the existing cul de sac road.
- 7.2.2. The site is located on lands with the zoning objective A “to provide residential development and improve residential amenity while protecting the existing residential amenities’ of the Dun-Laoghaire Rathdown County Development Plan (CDP) 2022-2028. The proposal for new residential development in an area zoned for residential development is in accordance with the zoning objective.
- 7.2.3. On a higher strategic level, the proposed development is in accordance with planning objectives including PHP18 of the CDP to increase housing supply by promoting compact development through intensifying residential use on infill sites.
- 7.2.4. Detailed design guidance is provided in Chapter 12 Development Management of the CDP on various forms of residential development. The appellants have raised that the development is not an appropriate form of backland development and that the proposal is not in accordance with the particular standards of the CDP. In this regard I note section 12.3.7.6 Backland Development of the CDP states the

following: “Residential development within the boundary of larger detached houses does not constitute backland development and will not be assessed as such.”

Therefore, I am satisfied that the proposed development is not a form of ‘backland’ development, and rather is a form of ‘infill’ development. Objective PHP19 supports infill development. Therefore in principle, the proposal to ‘infill’ this large residential site with new housing is acceptable and is in accordance with objective PHP19 of the CDP.

7.2.5. The proposed development provides four units on 0.15ha resulting in a density of 27 units per hectare. The Sustainable and Compact Settlement Guidelines for planning authorities 2024 aims to promote more compact development. Policy and objective 3.1 states that it is a policy and objective of these Guidelines that the recommended density ranges set out in section 3.3 of the Guidelines are applied in the consideration of individual planning applications and refined at a local level where appropriate. The site is located in a ‘city - urban neighbourhood’ where densities of 50dhp to 250dph are applied. Section 3.3.6 sets out exceptions. It states that in the case of very small infill sites that are not of sufficient scale to define their own character and density, the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out in the chapter. I consider that the proposed development falls into this category and therefore I do not consider that the recommended density ranges need be applied.

7.2.6. In conclusion, I am satisfied that the principle of development to construct four houses to the rear of the existing house is acceptable, subject to the detailed considerations below.

7.3. Impact on built heritage

7.3.1. As per objective PHP19 of the CDP consideration is required of the impact of infill development on the established character of an area.

7.3.2. The site is located on a cul de sac road Knocksinna which contains a number of protected structures. The appraisals in the National Inventory of Architectural Heritage indicate that many of the houses represent important components of the mid twentieth-century domestic built heritage of south County Dublin with the architectural value of the composition of the Knocksinna development as a so-called

‘international style suburb’. I acknowledge that the site is located on a road with special built heritage.

- 7.3.3. The appellants have raised concerns that the proposed development adversely impacts on the special character of the road and refers to the area as being part of a candidate Architectural Conservation Area (ACA). In this regard, I note that Knocksinna is not included within the list of candidate ACAs in table 4.3 of Appendix 4 of the CDP and that the road is not within a cACA on map 6 which shows the objectives for the area.
- 7.3.4. Objective HER21 of the CDP is an objective to encourage appropriate development of exemplar twentieth century buildings to ensure their character is not compromised. Further requirements for infill development are set out in section 12.3.7.7 Infill which states that the height and massing of new infill development shall respect the height and massing of existing residential development and that infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates / gateways, trees, landscaping and fencing or railings.
- 7.3.5. This road is characterised by large detached dwellings on large sites. The sites on the northwestern side of the road have longer rear garden depth than those on the other southeastern side. Most of the sites along the southeastern side have shorter rear gardens, being subdivided from land to the rear. I note that permission was previously granted for the construction of new dwelling to the rear of ‘Raford’ under D12A/0406 and D07A/0099. Having regard to the pattern of development, I am satisfied that the proposed subdivision of the Avila / former Windrush site to allow for new housing on the rear is in accordance with the pattern of development.
- 7.3.6. It is proposed to construct four three storey houses. The houses have ground to ridge height of 9.1m. The roof level of the proposed houses is +93.250. The roof level of Avila is +93.750. Therefore the proposed houses have a lower height than the main house. The roof level of Suantraí is +91.8 and the roof level of Raford is +91.75. The proposed houses have a narrow mass and are located behind Avila. The distance between the rear of Avila and house A is c. 13m. The site is located at the end of the Knocksinna road and the proposed new entrance and access road is at the very end of the cul de sac, to the southern side of the main house and along

the boundary with the golf course. The houses are all setback from this new common access road allowing for clear views from the entrance to towards the rear of the site and beyond to the golf club. The houses will not be visible from cul de sac road to the front of Avila.

- 7.3.7. The houses are three storey flat roofed contemporary form finished in painted render and wood cladding. The design, architectural form and treatment of materials is relatively simple and unobtrusive and will not clash with the 19th century houses. On visual grounds, the appearance of the dwellings and the overall scale of development is satisfactory and will integrate into the surrounding area.
- 7.3.8. The proposed new entrance does not impact on the existing entrance to Avila and its gateway and pillars and the garden to the front of the house is to remain in tact including the large tree at the southwestern corner of the house. The new entrance is to be constructed to match the existing materials and finishes of the existing entrance. It is proposed to retain the existing stone wall boundary along the southern side of the site which is an attractive feature.
- 7.3.9. Regarding impact on trees, an Arboricultural Assessment report is submitted. There were 40 trees and shrubs surveyed situated within and adjacent to the site boundaries. The proposed development will require the removal of 19 trees within the site to facilitate the development (1 no. category B moderate quality/ value and 18 category C low quality/ value) and a further 8 no. U category trees are to be removed for sound arboricultural management. A total of 13 trees are to be retained. Section 12.8.11 of the CDP states that new development shall be designed to incorporate, as far as practicable, the amenities offered by existing trees and hedgerows. Having regard to the Arboricultural Assessment report, I am satisfied that a reasonable balance is achieved between the protection of trees and allowing development. A landscaping plan is submitted showing planting across the site. I am satisfied that the development will not significantly impact on the existing leafy sylvan character of the road.
- 7.3.10. I note that the report of the Council's Conservation Officer acknowledged the characteristics and built heritage of the surrounding area and is satisfied that the proposed development would not be injurious to the setting and amenity of the main dwelling.

7.3.11. Having regard to the location of the site at the end of the cul de sac, the location of the proposed houses to the rear of the main house Avila and the separation between Avila and the proposed houses, the height and mass of the houses which is subservient to the main house, the acceptable design and scale, the small number of units proposed, the retention of the main Avila house and its features including the proposals set out for tree removal and planting, I am satisfied that the proposed development represents appropriate development of the site, that it can be accommodated without having an adverse visual impact on the surrounding area and that it would not compromise the character of the area. Therefore I consider that that the proposal is in accordance with HER21 to protect the built heritage of twentieth century buildings, estates and features. Furthermore, I am satisfied that the proposed development would not have significant adverse impacts on the character or setting of any protected structures on the road.

7.4. Impact on the amenity of adjoining properties

7.4.1. The owner of the adjoining properties Raford and Suantraí have raised concerns that the development is located too close to their shared boundaries, contrary to development plan standards and that the development overlooks their property. The appellants make reference to the height and separation standards set out in section 12.3.7.6 in the CDP for backland development (i.e. residential development should generally be single storey to avoid overlooking and proposed two storey backland dwellings should have a minimum rear garden depth of 11 metres and minimum 22 metres from the rear façade of existing dwellings where windows of habitable first floor rooms directly face each other). As indicated above I am of the opinion that this development is not a 'backland' development and as such, these separation standards do not apply. There are no specific standards for separation distances set out in section 12.3.7.7 of the CDP for infill development.

7.4.2. There is a requirement to have regard to the Sustainable and Compact Settlement Guidelines and to apply the specific planning policy requirements (SPPRs) in these guidelines. SPPR1 relates to separation distances and states the following: "When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units shall be maintained." In all

cases, the proposed development is not to have a significant negative impact on the amenity of occupiers of existing residential properties.

- 7.4.3. There are no opposing existing first floor windows within 16m of the rear of the proposed new houses. All of the first floor rear windows facing Raford and Suantraí are located over 10m from the shared boundary. Taking account of the 16m standard, I am satisfied that the first floor windows are set back sufficient distance to avoid significant overlooking. The second floor of the houses are set back 11m from the shared boundary. At second level, there are no windows on the rear elevation of any of the houses and houses A and D have a small section of terrace at the rear elevation. I am satisfied that these terraces are set back sufficient distance to avoid significant overlooking. I am satisfied that the proposed separation distances are acceptable and in compliance with the standards in the Guidelines.
- 7.4.4. A landscaping plan is submitted and it is proposed to plant new trees along the rear. This planting will provide added screening in the future. The appellant has suggested that planting should be evergreen. I do not consider that such a restriction is necessary.
- 7.4.5. The appellants have requested the Board to consider attaching conditions to address overlooking. The Board has been requested to omit the side terraces at second floor level to House A and D or to alternatively screen off these terraces with solid brickwork or solid screening. In this regard, and as set out above, I am satisfied that these terraces are set back sufficient distance to avoid significant overlooking. The Board is also requested to attach a condition so that the use of the flat roofs at the rear of bedrooms 2 and 3 at first floor level as terraces is prohibited. The windows to bedrooms 2 and 3 are long windows to the ground and which directly address the flat roof of the ground floor kitchen / family room. The key on the drawings refers to 'thermally broken glazed window / door units'. There is a separation distance of c. 5.1 – 5.2 metres between the rear elevation of this ground floor and the shared boundary. There is a risk that occupants may access the roof and I consider that it is reasonable to attach a condition to restrict occupants from replacing the window with doors.
- 7.4.6. Concerns were raised by the appellants in relation to the overbearing impact of the development on their properties. Due to the separation distance to the shared

boundary, the design which incorporates a set back of the first and second floors and to the height and scale of the proposed development, I do not consider that the development would be visually obtrusive from the adjoining properties or have an overbearing impact on these properties and using the roof for amenity use.

7.4.7. Concerns were raised by the appellants in relation to the potential for noise and disturbance from the new houses on their amenity. Having regard to the domestic nature of the proposed residential dwellings, including the separation distance between the proposed houses and existing properties, I am satisfied that the proposed development would not result in unreasonable adverse impacts in terms of noise and disturbance. The appellant raised concerns in relation to noise from heat pumps. The planning authority attached a condition to control any noise from heat pumps (on foot of the recommendation of the Council's Environmental Enforcement section), however domestic heat pumps are standard practice and subject to normal best practices for installation, maintenance and servicing, that heat pumps should not result in significant noise and a condition is not warranted.

7.4.8. Having regard to the scale and design of the development, including the setback from the shared boundary, I do not consider that the development would compromise the future developability of any adjoining properties.

7.4.9. In conclusion, I consider that the proposed development would not have a significant adverse impact on the amenity of the adjoining properties and that the proposal is in accordance with objective PHP20 of the CDP to protect existing residential amenity.

7.5. Residential amenity of future occupants

7.5.1. The appellants have raised concerns that future occupants would not be provided with acceptable private or public open space and that the new houses would overlook each other, thereby diminishing the privacy and amenity of future occupants.

7.5.2. Regarding private open space, the CDP includes standards for private open space in section 12.8.3.3 Private Open Space. The Sustainable and Compact Settlement Guidelines includes SPPR2 in relation to minimum private open space standards for houses which states that a new 4 bed house is to be provided with minimum 50sqm private open space. Each house is provided with a rear garden of 61-66sqm in area accessible from the living area and 30sqm terraces to the second floor games room.

I am satisfied that the proposed houses will all be provided with private open space that is acceptable size, well designed and is functional and is in accordance with the standards in the Guidelines. The existing house Avila is to be provided with 277sqm rear garden which provides a good standard of private amenity space for its occupants.

- 7.5.3. Regarding public open space, table 12.7 of section 12.8.2 of the CDP states that in all new residential development schemes, there should be some appropriate provision made for public open space within the site and in all instances where public open space is not provided, a contribution under section 48 will be required for the shortfall. Other than landscaping strips along the side of the access road, no public open space is proposed. Having regard to the small number of houses proposed including the layout and design of this small infill development to the rear of an existing house, and to the provision of good quality private open space serving each of these detached houses, I consider that the proposal to not provide public open space is acceptable.
- 7.5.4. The planning authority have attached condition 13 for a contribution in lieu of public open space, as per the CDP. Should permission be granted, a similar condition can be attached.
- 7.5.5. The appellants have also raised concerns that there would be internal overlooking within the scheme between the proposed new houses. At first floor level, windows to bedroom 3 face onto the side elevation of the adjoining house rather than directly towards the rear amenity space. Side windows at the front master bedroom and bedroom 4 are to contain obscure glazing and 1.8m high screens are to be erected along the sides of the private terraces to the games room. I am satisfied that there would be no levels of unreasonable overlooking between the houses within the development.
- 7.5.6. In conclusion, I am satisfied that future occupants would be provided with an acceptable level of amenity.

7.6. Traffic considerations

- 7.6.1. Concerns are raised in relation to the design of the access road and its capacity to accommodate the proposed development and in particular that inadequate provision

is made for turning of cars within the development or on the existing cul de sac Knocksinna Road.

- 7.6.2. The new access road is a 4.8m wide road for the shared use of vehicles and pedestrians. The new access road and entrance is designed in accordance with Design Manual for Urban Roads and Streets (DMURS).
- 7.6.3. Under the Compact Settlement Guidelines, the site is within the urban neighbourhood of Dublin city. This is a highly accessible location on the N11 with good access to public transport. At this location, and as per SPPR 3, car parking should be minimised, substantially reduced or wholly eliminated and a maximum of one space per dwelling can be provided where justified. It is proposed to provide one space per dwelling (as proposed at further information stage). Each car parking space is to be provided 'in curtilage' and it integrates into the building envelope. Residents will be able to enter the space from the shared access road and to reverse into a reinforced grass strip along the boundary wall to allow vehicles to exit in forward gear (condition 4 of the permission required revised proposals replacing 3m of the reinforced grass with soft landscaping).
- 7.6.4. The applicant has submitted a swept path analysis for a fire tender truck showing that it would enter the access road and exit the access road by reversing and would then reverse within the Knocksinna cul de sac to turn and allow exit at the junction with the N11 in forward gear.
- 7.6.5. In their response to the appeal, the applicant has indicated that the Board may wish to revert to the original proposal for 2 spaces per dwelling which would provide additional parking capacity.
- 7.6.6. There is no additional provision made for short stay visitor parking however the Guidelines state that the maximum car parking standards do include provision for visitor parking and therefore no further spaces can be incorporated for visitors. The Guidelines state that the maximum car parking standard do not include bays assigned for use by car club, designated short stay on street EV charging stations or accessible parking spaces. No provision has been made for accessible parking and should permission be granted I recommend that a condition be attached for the provision of one accessible parking space within the site.

- 7.6.7. I am satisfied that the road and parking proposals are acceptable and in accordance with the relevant standards, subject to a condition to add an accessible parking space. The proposed development can be accommodated without resulting in traffic hazard or obstruction of road users.

7.7. Impact on golf club

- 7.7.1. Foxrock Golf Club have raised concerns that the development of new houses on the site that shares a boundary with the golf club, will interfere with the operation of the golf club as there is a risk of golf balls being hit from the fourth fairway hitting the houses or cars of the proposed development.

- 7.7.2. The CDP includes Objective OSR10 for the protection, retention and enhancement of existing sports grounds. The CDP includes the following detail:

- 7.7.3. “Given the Council’s objective to ensure that existing sports facilities and grounds within the established urban area are protected, retained and enhanced, it is recognised that development in the immediate environs of these facilities, and grounds, may have adverse implications for the achievement of this objective.

Where development is proposed within ten metres of such a facility/grounds, there will be an obligation on the developer to demonstrate the ameliorative measures proposed will ensure that the subject development will not interfere with the operational capacity or recreational/amenity function of the sports facility/sports grounds.”

- 7.7.4. The development shares a site boundary with the golf course. Because of this I would consider that both the existing and the proposed development are within 10 metres of the golf club grounds. I note that the side elevation of the existing Avila house is just over 10m from the shared boundary and that the front elevation of the proposed houses are set back 7.9m from the shared boundary and therefore the new houses are to be constructed closer to the shared boundary. There is no existing netting at the site.

- 7.7.5. From a review of the aerial photographs, the fourth fairway runs parallel to the southern boundary of the site with greens at either end of the fairway. This means that golfers will not be aiming to hit directly towards the proposed houses. There is also a line of trees and vegetation located between the fairway and the site, located

on the golf club lands which provides a certain level of screening between the golf club and site.

- 7.7.6. The site has historically been in residential use, being part of the garden space of Avila and the site is to continue to be in residential use. I consider that it is unlikely that the proposed development will significantly interfere with the manner in which golfers currently operate and will not significantly interfere with the operation or function of the golf club. I am inclined to be of the opinion of the that ameliorative measures such as netting are not warranted. However, should the Board be of the opinion that the policy requires ameliorative measures to ensure that the subject development will not interfere with the operational capacity or function of the golf course, a condition can be attached. Regard should be paid to need to ensure that any such condition does not radically alter the nature of the development, bearing in mind the impact that measures such as netting can have on an area.
- 7.7.7. Foxrock Golf Club have also raised issues in relation to the existing gate which is located in the shared boundary boundary wall near the end of the proposed access road. The golf club have requested that a condition be attached for the closure or removal of the gate due to concerns that access to the course would result in health and safety issues. In this regard, objective OSR10 is also of relevance. This is an existing gate and it is proposed to retain the gate. Having regard to the pre-existing nature of the gate which provides an access from the existing dwelling, I consider that it is reasonable to allow it to remain in place.

7.8. Other matters

7.8.1. Boundary Wall

- 7.8.2. Concerns have been raised by Foxrock Golf Club in relation to the proposed works to the shared boundary wall adjoining the golf club. The shared boundary wall is an existing rubble stone 1500-1800mm high wall which is to be retained and repaired. Two piers are to be removed from the wall to accommodate a turning area for cars and a planter and there are concerns that this will impact on the structural integrity of the wall. As shown in the drawings, it is clear that it is proposed to retain and repair this entire wall. Subject to standard construction best practice, it is feasible that the wall can be retained. The appellants have requested a condition be attached to safeguard the wall during construction however it is a matter for the developer to

safeguard the structural integrity of the wall during construction and I do not consider that a specific condition is necessary.

7.8.3. Surface water drainage

7.8.4. Concerns have been raised by the appellants that the development will interfere with natural drainage and will result in flooding of the adjoining land and along the shared boundary. The applicant has submitted proposals to discharge rainwater runoff to soakpit to the front of the houses and to combined sewer. Calculations are submitted for the soakaway design to BRE 365 design standard for the 10 year return period and the proposals incorporate nature based sustainable urban drainage systems. The proposals have been reviewed by the Council's Drainage Section who have submitted a report indicating no objection subject to conditions. The site is not in proximity to any river and the OPW flood maps do not show any flood events at the site.

7.8.5. I consider that the proposals to collect and dispose of surface water are acceptable and that there is no significant increase in flood risk to the adjoining properties arising from this development.

7.8.6. Pumping station

7.8.7. Concerns are raised in relation to the proposals to dispose of foul effluent from the four proposed houses via a pump and rising main. A pre connection enquiry letter from Irish Water indicates that a wastewater connection is feasible. The applicant has indicated that the pumping station is to be managed and maintained by the management company. Should permission be granted, I recommend that a condition be attached requiring the rising main and pumping station to be constructed in accordance with Uisce Eireann design standards and be either taken in charge by Uisce Eireann or be the responsibility of a management company. In this way, the future maintenance and management of the pumping station can be safeguarded in the interests of orderly development and public health.

7.8.8. Construction impacts

7.8.9. The appellants have raised concerns regarding the impact of construction on their properties.

7.8.10. Should permission be granted, a condition can be attached to restrict construction hours and for the agreement of a construction management plan prior to development. I am satisfied that these measures would appropriately protect the amenity of residents during construction and ensure traffic safety.

8.0 AA Screening

8.1.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act as amended. The subject site is not located within or adjacent to any European site. The closest European sites are the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA located c 3km to the northeast. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have an appreciable effect on a European site. The reason for this conclusion is as follows:

- The modest scale and residential nature of the development within the curtilage of an existing house,
- The location of the development in a serviced urban area, the distance to the European sites and the absence of pathways to any European site.

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

9.0 Recommendation

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

10.0 Reasons and Considerations

Having regard to national planning policy including Sustainable Residential Development and Compact Settlement Guidelines, the pattern of development in the area and the residential zoning of the site under the DunLaoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance

with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity; would not lead to the creation of traffic hazard or obstruction of road users and would not be prejudicial to public health. 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 3rd October 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>One additional parking space shall be constructed within the site for accessible parking. The location and layout of this space shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: To ensure there is adequate car parking for the proposed development.</p>
3.	<p>The external wall opening to bedroom no. 2 and bedroom no. 3 shall be for a window unit only. No door shall be installed. The roof of the ground floor kitchen / living area shall not be used for outdoor amenity space or terrace.</p>

	<p>Final design details shall be agreed with the planning authority prior to commencement of development showing that the window unit is designed to prohibit access from the window to the roof.</p> <p>Reason: To prohibit access to the roof of the ground floor kitchen / living room, in the interests of orderly development and residential amenity.</p>
4.	<p>(a) The internal road network, entrance and visitor (short stay) cycle parking spaces serving the proposed development shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).</p> <p>(b) The reinforced grass over-run areas shall be reduced to a maximum length of 3 metres to allow for car turning from the car parking spaces. The area of re-inforced grass to be removed shall be replaced with soft landscaping.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
5.	<p>The 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>
6.	<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 wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>

7.	<p>All of the in-curtilage car parking spaces serving the residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of a future electric vehicle charging point.</p> <p>Reason: In the interest of sustainable transportation.</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 and residential amenity.</p>
9.	<p>(a) Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum radius of two metres from the trunk of the tree or centre of the shrub, and to a distance of two metres on each side of the hedge for its full length, and shall be maintained until the development has been completed.</p> <p>(b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.</p> <p>Reason: In the interest of visual amenity and to protect trees and planting during the construction period.</p>
10.	<p>The landscaping scheme shown on drawing number 23-225-04 as submitted to the planning authority on 3rd July 2024 shall be carried out within the first planting season following substantial completion of external</p>

	<p>construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
11.	<p>Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit.</p> <p>Reason: In the interest of amenity and public safety.</p>
12.	<p>Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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>
13.	<p>A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.</p>

	Reason: In the interest of residential amenities, public health and safety and environmental protection.
14.	<p>Proposals for an estate/street name, house/apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p>Reason: In the interest of urban legibility.</p>
15.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity</p>
16.	<p>The proposed rising main and pumping station shall be the responsibility of a legally constituted management company or Uisce Eireann.</p> <p>The rising main and pumping station shall be designed and constructed in accordance with Uisce Eireann standards.</p> <p>Reason: In the interests of orderly development and to ensure the satisfactory completion and maintenance of this development.</p>
17.	Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and

	<p>maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
18.	<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>
19.	<p>The developer shall pay to the planning authority a financial contribution of €168,750.00 as a contribution lieu of the public open space requirement in respect of public open space benefitting the development in the area of the</p>

planning authority is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any indexation provisions of the Scheme at the time of payment.

Reason:

It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

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.

Aisling Mac Namara
Planning Inspector

25th February 2025

Form 1

EIA Pre-Screening

An Bord Pleanála	321311		
Case Reference			
Proposed Development	Construction of 4 three-storey dwellings and all associated site works.		
Summary			
Development Address	Avila (formerly) Windrush, Knocksinna, Foxrock, Co.Dublin		
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	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	x	Class 10(b) of Part 2, Schedule 5 (i) Construction of more than 500 dwelling units (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)	Proceed to Q3.
No			No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required

No	x	4 dwelling units on 0.15ha	Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	x		Preliminary examination required (Form 2)

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

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	321311
Proposed Development Summary	Construction of 4 three-storey dwellings and all associated site works.
Development Address	Avila (formerly) Windrush, Knocksinna, Foxrock, Co.Dublin
<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. This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<ul style="list-style-type: none"> - Proposed residential use is compatible with existing residential use on the site and on the road, - Modest size site - Modest scale and intensity of development, - No significant use of natural resources or production of waste, - No significant risk of pollution or nuisance, - No significant risk of accidents / disasters to human health
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<ul style="list-style-type: none"> - Infill domestic residential site within existing built up area - Serviced and zoned urban area - Not within or adjacent to any Natura 2000 sites, pNHA or NHA - No surface water bodies - No national monuments, - Not a sensitive landscape, - Local ecology (trees on site to be removed) - Protected structures / NIAH structures in the vicinity

Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).		Having regard to the following: <ul style="list-style-type: none"> - Nature and size of the development, - Lack of significant environmental sensitivities on the site, - Limited spatial extent of effects, - Short term temporary nature of construction impacts, - Absence of significant in combination effects, - Removal of trees has been justified (arboricultural assessment) including mitigation proposals in landscaping plan, - No significant impact on protected structures or ACA there is no potential for significant effects on the environmental factors listed in section 171A of the Act
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	
There is no real likelihood of significant effects on the environment.	EIA is not required.	x
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.	
There is a real likelihood of significant effects on the environment.	EIAR required.	

Inspector: _____

Date: _____

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)