



An
Bord
Pleanála

Inspector's Report

ABP-322197-25

Development

Retention Permission of
single-storey
garage/playroom/home
office (circa 49m²) to
rear garden of existing
dwelling with associated
site works.

Location

17, Wheatfields Close,
Clondalkin, Dublin 22
D22 PF57

Planning Authority

South Dublin County
Council

Planning Authority Reg. Ref.

SD25A/0005W

Applicant(s)

Shawn Graham.

Type of Application

Retention Permission.

Planning Authority Decision

Refuse Retention
Permission.

Type of Appeal

First Party

Appellant(s)	Shawn Graham.
Observer(s)	None.
Date of Site Inspection	30 th May, 2025.
Inspector	Aiden O'Neill.

Contents

1.0 Site Location and Description.....	5
2.0 Proposed Development.....	5
3.0 Planning Authority Decision	5
3.1. Decision	6
3.2. Planning Authority Reports.....	6
3.3. Prescribed Bodies	9
3.4. Third Party Observations.....	9
4.0 Planning History	9
5.0 Policy Context	10
Development Plan.....	10
5.2. Natural Heritage Designations	12
6.0 EIA Screening	13
7.0 The Appeal.....	13
7.1. Grounds of Appeal	13
7.2. Applicant Response	14
7.3. Planning Authority Response	14
7.4. Observations	14
7.5. Further Responses.....	14
8.0 Assessment	14
9.0 AA Screening	17
10.0 Recommendation.....	17
11.0 Reasons and Considerations	18
Appendix 1 - Form 1	20

Appendix 2 - AA Screening Determination	22
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1.0 Site Location and Description

- 1.1 The proposed development site is located to the rear (south) of a residential property identified as no. 17 Wheatfields Close, a suburban estate of principally 2-storey semi-detached dwellings to the north of Clondalkin, at Collinstown, Dublin 22. The property is located at the end of Wheatfield Close. It is a detached 2-storey dwelling with a side annex which is in use as a separate residential unit (17A Wheatfields Close). The structure to be retained is located in the rear space of no. 17 and 17A, and is accessed via a separate door from the front (north), which is identified as 17B. There is a pedestrian connection to the west of 17, 17A and 17B Wheatfields Close onto the Collinstown Road distributor road. The western boundary of 17, 17A and 17B is characterised by a c. 2m wall. On the opposite side of Collinstown Road is St. Mary's Senior School. Further south is Collinstown Park. To the north-west is the Church of the Immaculate Heart of Mary. Further north is the North Clondalkin Library.

2.0 Proposed Development

- 2.1 The proposed development consists of the retention of a single-storey garage/playroom/home office (c. 49m²) to the rear garden of the existing dwelling with associated site works on a site of 0.004ha (the overall site, including the existing dwelling). It is stated in the application form that the structure to be retained is connected to public services.
- 2.2 The drawings that accompanied the application illustrate a front garden area of 168m² (an overgrown area to the side of the house on the day of the site visit), and a rear garden area to no. 17 Wheatfields Close of 89m², and the location of the structure to be retained of between c. 6.3m and 7.1m from no. 17 Wheatfields Close. The structure to be retained comprises a pitched roof that is 3.935m in height to ridge height (2.4m internal floor to ceiling height), and 10.2 * 4.8 in internal floor area. The floor plan illustrates an internal office area, play area and storage area. 2no. windows and a door are indicated to the front elevation.

3.0 Planning Authority Decision

3.1. Decision

South Dublin County Council refused permission for the retention of a single-storey garage/playroom/home office on 10th March, 2025 for 1no. reason as follows:

- Having regard to the scale, height, and overall massing of the structure to be retained, and position of same relative to subject site boundaries, the development for retention would represent overdevelopment of the site and have an adverse impact on the amenities of adjacent properties by way of overbearing appearance. Additionally, the retention of this structure as constructed, if permitted, would set an undesirable precedent for development of similar scale which in themselves and cumulatively would be harmful to the residential amenities of the area, and thus contrary to the 'RES' zoning objective of the area, which seeks 'to protect and/or improve residential amenity'. The development to be retained would therefore be contrary to the proper planning and sustainable development of the area and has not overcome the previous reasons for refusal under Reg. Refs. SD23B/0417/ABP-320115-24.

3.1.1. Conditions

N/A.

3.2. Planning Authority Reports

3.2.1. Planning Reports

□ The Planner's Report dated 7th March, 2025 states that:

- the subject site is host to a history of development, regarding the subdivision of the plot and construction of dwellings as demonstrated under previously granted applications SD18A/0335 and SD09A/0014. It is noted that the previously granted application SD18A/0335 has not been undertaken to date. Furthermore, it is noted that retention permission of the subject single storey garage / playroom / home office was refused on the subject site by An Bord Pleanála (ref. ABP-320115-24) and by SDCC under ref. SD23B/0417.
- Since this refusal, the SDCC House Extension Design Guide (2010) has been reviewed and updated as of February 2025. As per plans submitted, the

proposed development for retention has not been altered from what was previously refused under ref. SD23B/0417. Therefore, the reasons for refusal are still relevant.

- Separately, upon review of the submitted drawings and a subsequent site visit, it is noted that the indicated 'rear garden' (89sqm) on plans, is currently subdivided into 3 no. plots with separate entrance(s) to the existing primary dwelling and the detached garden room structure.
- The structure to be retained is located to the rear of the garden and abuts the shared boundary wall of No. 1A Wheatfield Avenue.
- The development has a pitched roof height of approximately 3.93m (ridge level), with c.1.5m of this roof profile exceeding the shared boundary wall.
- The drawings include annotation stating that 89sqm of rear open space is retained.
- Having regard to the existing pattern of built form in the immediate vicinity of the site and adjacent properties, it is considered that the structure for retention, by reason of its overall scale and profile, would represent overdevelopment of the site and adversely impact on the amenities of adjacent properties by way of overbearing appearance.
- Separately, concern is noted that the subject structure, by reason of its overall scale, has the potential to be used as habitable accommodation at the subject site separate to that of the main dwelling on site.
- Additionally, it is considered that the retention of this structure as constructed, if permitted, would set an undesirable precedent for development of similar scale which in themselves and cumulatively would be harmful to the residential amenities of the area, and thus contrary to the 'RES' zoning objective of the area, which seeks 'to protect and/or improve residential amenity'.
- Having regard to the above, it is considered that the proposed garden room would not accord with BFP1 and BFP6 of the SDCC House Extension Design Guide, and subsequently the proposal has not overcome the previous reasons for refusal (ref. SD23B/0417/ ABP-32011524).
- It is therefore recommended that retention permission be refused.

- It is noted that the location of the garden structure appears to be in slightly different locations at the rear of the site on the site plans submitted. In the event that a grant of permission was to be considered for the subject development this could have been clarified by an additional information request or condition.
- No alterations are proposed to the access, egress, and parking arrangement of the site.
- Appropriate conditions regarding SuDs provision be attached in the event of a grant of permission to accord with CDP 2022-2028.
- The site is located within a Green Infrastructure (GI) Corridor (2). Having regard to the nature and scale of the development, a full GI assessment and plan for the proposed development is not required.
- Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and SDCC House Extension Design Guide (2025), and the overall scale and design of the development to be retained, it is considered that the proposed development would represent overdevelopment of the site, seriously injure the amenities of the area or of property in the vicinity and would, therefore, not be in accordance with the proper planning and sustainable development of the area. It is therefore recommended that retention permission be refused.
- The planner's report is the basis for the Planning Authority's decision to refuse permission.

3.2.2. Other Technical Reports

- None on file.

3.3. Prescribed Bodies

- None on file.

3.4. Third Party Observations

- None on file.

4.0 Planning History

- Live Enforcement File: PP065/24 – Erection of an extension to rear which may not be considered as exempted development under Class 3.
- ABP-320115-25 (SD23B/0417) Retention permission for single-storey garage/playroom/home office (circa 40m²) to rear garden of existing dwelling with associated site works. Decision to refuse retention permission upheld by the Board on 8th November, 2024 appeal for 2no. reasons as follows:

1. Having regard to the scale and form of the structure, as constructed, in particular to the footprint, height, fenestration and proximity to site boundaries, it is considered that the structure for which retention is sought would constitute overdevelopment of the site and comprise a visually dominant feature which would seriously injure the visual and residential amenities of the established house and adjacent properties. The retention of the structure would therefore be contrary to the 'RES' land use zoning objective, Policy H14, H14 Objective 1, and Section 12.6.8 of the South Dublin County Development Plan 2022-2028, which seeks to protect residential and visual amenities, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the inconsistency between planning application drawings and the development as constructed, and in the absence of clarity of the use of the structure given the development, as constructed, and the subdivision of the site, the Board is not satisfied that the applicant has demonstrated that the development proposed to be retained sufficiently corresponds with the

development as constructed. In such circumstances, the Board is precluded from granting permission for the development proposed to be retained.

- SD18A/0335 Permission granted on 25th March, 2019 for development which will consist of (i) Demolition of a single storey element of an existing two storey house; (ii) construction of two 2 bedroom 2 storey houses; (iii) removal of the front garden wall to provide vehicular access and provision of three additional car parking spaces; (iv) roof lights, private amenity space, boundary treatment, landscaping, SuDS drainage and all ancillary works necessary to facilitate the development. Permission Granted.
- SD09A/0014 Permission granted on 17th April, 2009 for development which will consist of two storey three bedroom detached dwelling with single storey projection to the front and rear and new vehicular access driveway to front.

5.0 Policy Context

Development Plan

The provisions of the South Dublin County Development Plan 2022-2028 apply to the site. The key policy provisions are as follows:

- The site is zoned 'RES' which seeks to protect and/or improve Residential Amenity. New residential extensions to an existing dwelling are 'permitted in principle' under the subject zoning, subject to its design being in accordance with the relevant provisions in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide (2025).
- Policy H14 in relation to Residential Extensions supports the extension of existing dwellings subject to the protection of residential and visual amenities.
- Policy H14 Objective 1 seeks to favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

- Policy H15 Objective 1 seeks to favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring.
- Section 12.6.8 of the Plan in relation to Residential Consolidation Extensions states that the design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.
- Section 3.1.6 of the SDCC House Extension Design Guide (2025), extensions to existing dwellings are generally acceptable to the Planning Authority, subject to accordance with Built Form Principles detailed in the Guide.
- In line with the provisions of BFP1 – All Extensions and Alterations to Houses, proposed extensions to existing dwellings should ensure that the proposal(s):
 - Respects the appearance and character of the house and subject streetscape/local area.
 - Does not read as overly dominate relative to existing structure by reason of scale or position.
 - Provide comfortable internal space and useful outside space.
 - Incorporate energy efficient measures where possible.
 - Does not adversely impact on adjacent properties by way of significant overbearing visual appearance.
 - Does not result in significantly increased levels of overshadowing of adjacent properties.
 - Does not directly overlook/result in increased levels of overlooking of adjacent properties. Where a new window could result in overlooking or loss of privacy to neighbouring properties, consider alternative design solutions such as repositioning the window or use of a high-level window (sill level 1.7 metres or high above internal floor level), angled window or obscure glazing.
 - Consideration of external finishes, such as use of light-coloured materials on elevations adjacent to neighbouring properties.

- Consideration of remaining private amenity space.
- Section 3.6.1 of the SDCC House Extension Design Guide (2025), states that detached garden rooms or storage sheds to rear gardens are acceptable in principle to the Planning Authority where the remaining quantum of garden space is of a usable scale, where the use of these structures is clearly ancillary to the enjoyment of the dwelling and where no toilet facilities are included. Ancillary uses to the main house on site include home office, games room, domestic storage, home gym or similar. Considerations in relation to the acceptability of such structure is similar to that of extension elements outlined [in section 3.1.6], specifically the residential amenity of neighbouring properties and relationship with any adjoining rear gardens by reason of position/siting, window positioning, roof height and form, as well as finishing materials.
- Section 3.6.2 Built Form Principle (BFP) 6 states that Detached Garden Rooms and Sheds:
 - Should ensure adequate rear amenity space is retained.
 - Should be of a scale that is subordinate to the main house.
 - Should be sited and designed so as not to adversely impact on the amenities of adjacent properties.
 - Should provide for uses wholly ancillary to the main house.
 - Should not include toilet and or sanitary facilities.

5.1. Relevant National or Regional Policy / Ministerial Guidelines (where relevant)

SPPR2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, Department of the Housing, Local Government and Heritage (2024) sets out the minimum private open space standards for 1-bed houses of 20m², 2-bed houses of 30m², 3-bed houses of 40m², and for 4 bed houses of 50m².

5.2. Natural Heritage Designations

The proposed development site is located c. 11.1km to the west of the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024).

It is also located c. 2.3km to the south-east of the Liffey Valley pNHA (Site Code:000128) and c.1.6km to the north of the Grand Canal pNHA (Site Code: 002104).

6.0 EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1. Grounds of Appeal

□ The First Party appeal, prepared by p | d | c architectural sets out a response to the reason for refusal as follows:

- The area of the structure to be retained stacks up with the current size versus the existing extension to dwelling and private open space remaining.
- The applicant fails to understand the merits, costs and environmental implications to reduce the building size.
- No planning permissions have been made by adjacent properties, therefore the applicant fails to understand how the structure will have adverse impacts on the amenities of adjacent properties.
- The existing unit is used ancillary to the existing dwelling and provides extra usable space for the large family that occupy the existing dwelling at no. 17.
- A garage or shed is exempt from permission when the size, height and finish of the structure is adhered to. The height is below 4m and the finish is in keeping with the existing dwelling.
- The unit is larger than the exemption size, but permission has been sought.
- The rear garden space is 89m².
- 40 Rowan Walk, Kilcarbery Grange Dublin 22, which sought retention permission for a 39.4m² garden room with storage in the rear garden, SD24B/0053, is a precedent.

- 47 Dangan Park, Dublin 12, which sought retention permission for a detached single-storey timber clad office, gym and garden room to the rear garden, SD23B/0472, is also a precedent.
- There is no need to sterilise any private open space to accommodate a future extension.

7.2. Applicant Response

- N/A

7.3. Planning Authority Response

- No report on file.

7.4. Observations

- None on file.

7.5. Further Responses

- N/A

8.0 Assessment

8.1 Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that the main issues which require consideration in this appeal are those raised in the grounds of appeal, and I am satisfied that no other substantive issues arise.

8.2 The main issues are as follows:

- Planning status of the proposed development site
- Compliance with planning policy

8.3 Planning status of the proposed development site

8.3.1 The proposed development seeks the retention of a single-storey garage/playroom/home office in the rear garden of 17 Wheatfields Close. The red line boundary for the proposed development site extends to the full site.

- 8.3.2 Access to the proposed development site was not possible on the day of the site visit, but it appears that no. 17 Wheatfields Close has been subdivided into 2no. separate residential units, 17 and 17A.
- 8.3.3 It also appears that the address of the structure to be retained is 17B Wheatfields Close. There is a boundary wall and front door marked with the number 17B.
- 8.3.4 Notwithstanding that it is not possible to clarify what the actual use of no. 17B Wheatfields Close is, it is clear that there are at least 2no. separate residential units on site, 17 and 17A. Neither the particulars lodged with the application, including the notices and application form, nor the Proposed Site Layout, drawing reference PA – 0001, identify these separate residential units.
- 8.3.5 There does not appear to be any permission in place for the subdivision of no. 17 Wheatfields Close to create 2no. separate residential units. The most recent permission was for the demolition of the single-storey element of the two-storey house and the construction of 2no. dwellings (SD18A/0335) however, this has not been implemented.
- 8.3.6 A refusal of permission is recommended on the basis of the inconsistency between planning application drawings and the development as constructed on site, the absence of clarity on the use of the structure to be retained, and the subdivision of the site into at least 2no. separate residential units.
- 8.4 Compliance with planning policy
- 8.4.1 It is noted that the site is zoned 'RES' which states that new residential extensions to an existing dwelling are 'permitted in principle' under the subject zoning, subject to its design being in accordance with the relevant provisions in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide (2025).
- 8.4.2 Sections 3.6.1 and 3.6.2, and Built Form Principle (BFP) 6, of the Council's House Extension Design Guide (2025) states that detached garden rooms or storage sheds to rear gardens are acceptable in principle to the Planning Authority, subject to certain criteria being satisfied, including where the remaining quantum of garden space is of a usable scale, and where the use of these structures is clearly ancillary to the enjoyment of the dwelling.
- 8.4.3 In this context, it appears from the photographs taken over the western boundary wall that there is a separate rear garden space to no. 17 Wheatfields and a separate deck area to serve 17A. This is distinctly different to what is presented in the Proposed Site Layout,

drawing reference PA - 0001 submitted with the planning application, which shows an undivided rear garden area of 89m².

- 8.4.4 It is also not clear if no. 17B Wheatfields Close can access the deck area to the rear of no. 17A or the rear garden space of no. 17, but it would appear that any dedicated private open space serving the structure to be retained would be limited in nature and extent, in the context of the minimum standards required by SPPR2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, Department of the Housing, Local Government and Heritage (2024).
- 8.4.5 In this context, and as evidenced in the photographs, I do have a concern over the cramped nature of the rear of the site, given the configuration of the defined rear open space areas and their proximity to the structure to be retained. In this regard, I would share the Planning Authority's concerns with respect to overdevelopment of the site, and that the residential amenities of the 2no. residential units on site (at least) would be compromised.
- 8.4.6 A refusal of permission is recommended on the basis that the structure for which retention is sought would constitute overdevelopment of the site, would be contrary to the 'RES' land use zoning objective of the South Dublin County Development Plan 2022-2028, which seeks to protect residential amenities, and would be contrary to Sections 3.6.1 and 3.6.2, and Built Form Principle (BFP) 6, of the Council's House Extension Design Guide (2025) in relation to detached garden rooms and sheds which require that the remaining quantum of garden space is of a usable scale, and where the use of these structures is clearly ancillary to the enjoyment of the dwelling. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
- 8.4.6 However, while noting its separate address as 17B, and that it is not possible to clarify with certainty if the structure to be retained is used as habitable space, I do not consider from the information available and the, albeit limited, inspection of the site that the proposed structure to be retained is of a height that will negatively impact any residential amenities of adjoining properties. I also do not consider that the structure to be retained has a negative visual impact.

9.0 AA Screening

- 9.1 See Appendix 2 attached to this report. I have considered the permission for the retention of a single storey garage/playroom/home office (c. 49m²) to rear garden of existing dwelling with associated site works at 17 Wheatfield Close, Clondalkin, Dublin 22 D22 PF57 in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2 The proposed development site is located c. 11.1km to the west of the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024).
- 9.3 The proposed development consists of the retention of a single storey garage/playroom/home office (c. 49m²) to rear garden of existing dwelling with associated site works at 17 Wheatfield Close, Clondalkin, Dublin 22 D22 PF57.
- 9.4 No nature conservation concerns were raised in the planning appeal.
- 9.5 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 modest scale of the development and lack of impact mechanisms that could significantly affect a European Site
 - Distance from the nearest European site.
- 9.6 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.

10.0 Recommendation

- 10.1 I recommend permission be refused for the following reasons.

11.0 Reasons and Considerations

1. Having regard to the inconsistency between planning application drawings and the development as constructed on site, and notwithstanding the absence of clarity on the use of the structure to be retained, given the subdivision of the site into at least 2no. separate residential units, and the absence of permission for same, the Board is not satisfied that the applicant has demonstrated that the plans and particulars that accompany the planning application sufficiently corresponds with the development as constructed. In such circumstances, the Board is precluded from granting permission for the development proposed to be retained.
2. The structure for which retention is sought would constitute overdevelopment of the site, would be contrary to the 'RES' land use zoning objective of the South Dublin County Development Plan 2022-2028, which seeks to protect residential amenities, and would be contrary to Sections 3.6.1 and 3.6.2, and Built Form Principle (BFP) 6, of the Council's House Extension Design Guide (2025) in relation to detached garden rooms and sheds which require that the remaining quantum of garden space is of a usable scale, and where the use of these structures is clearly ancillary to the enjoyment of the dwelling. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Aiden O'Neill
Planning Inspector

7th June, 2025

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-322197-25		
Proposed Development Summary	Retention Permission of single-storey garage/playroom/home office (circa 49m ²) to rear garden of existing dwelling with associated site works.		
Development Address	17 Wheatfields Close, Clondalkin, Dublin 22 D22 PF57		
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	√	
	No		
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes			Proceed to Q3.
No	√		Tick if relevant. 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			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		
Yes		

7.6.2025

Inspector: _____

Date: _____

Appendix 2 - AA Screening Determination Test for likely significant effects

AA Screening where no screening report was submitted, and no significant AA issues arise.

Screening for Appropriate Assessment Test for likely significant effects				
Step 1: Description of the project and local site characteristics Case file: ABP-322197-25				
Brief description of project	Normal Planning appeal Retention Permission of single-storey garage/playroom/home office (circa 49m2) to rear garden of existing dwelling with associated site works.			
Brief description of development site characteristics and potential impact mechanisms	The proposed development site is located at 17 Wheatfields Close, Clondalkin, Dublin 22 D22 PF57 There are no watercourses or other ecological features of note on the site that would connect it directly to European Sites in the wider area.			
Screening report	No South Dublin County Council screened out the need for AA.			
Natura Impact Statement	No			
Relevant submissions	None			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
European Site (code)	Qualifying interests Link to conservation objectives (NPWS, date)	Distance from proposed development	Ecological connections	Consider further in screening Y/N
South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)	14 no. bird species https://www.npws.ie/protected-sites/spa/004024	11.1km	No direct connection Possible indirect	Y
The proposed development site is located c.11.1km to the west of the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024).				

Further Commentary / discussion

Due to the location of the development site and the distance between the site and the nearest designated site, I consider that the proposed development would not be expected to generate impacts that could affect anything but the immediate area of the development site, thus having a very limited potential zone of influence on any ecological receptors.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites
AA Screening matrix

Site name	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024) Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Ringed Plover (Charadrius hiaticula) [A137] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Black-headed Gull (Chroicocephalus ridibundus) [A179] Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194] Wetland and Waterbirds [A999]	Direct: none Indirect: localized, temporary, low magnitude impacts from noise, dust and construction related emissions to surface water during operation	The contained nature of the site (defined site boundaries, no direct ecological connections or pathways) and distance from receiving features connected to the SPA make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SPA for the SCI listed. Conservation objectives would not be undermined.

	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	

Step 4 Conclude if the proposed development could result in likely significant effects on a European site

I conclude that the proposed development (alone or in combination with other plans and projects) would not result in likely significant effects on a European Site.
No mitigation measures are required to come to these conclusions.

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024) or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

This determination is based on:

- The modest scale of the development and lack of impact mechanisms that could significantly affect a European Site
- Distance from the nearest European site.

7.6.2025

Inspector: _____ Date: _____