



An
Coimisiún
Pleanála

Inspector's Report ABP-322281-25

Development	Demolition of bungalow and boundary wall. Construction of 4 flat roofed dwellings and associated site works.
Location	Tambou, Clonskeagh Road, Dublin 14, D14H7X6
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D24A/0862/WEB
Applicant(s)	Latchen Ltd
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Lorna Shannon
Observer(s)	None
Date of Site Inspection	1 July 2025
Inspector	Natalie de Róiste

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1.0 Site Location and Description

- 1.1. The subject site is located on the corner of Clonskeagh Road and Nutgrove Park, in a mature residential area in Clonskeagh, Dublin 14. It measures c. 0.065 hectares, and contains a single-storey house with hipped tiled roof. It has a car parking area to the front (east), with vehicular access giving onto Clonskeagh Road, and a garden to the rear, the west end of which is heavily overgrown.
- 1.2. It is bordered to the south by a bungalow of similar character, The Arbour; to the north by the public road at Nutgrove Park; to the east by the Clonskeagh Road; and to the west by the entrance to the dwelling Roebuck Lodge.
- 1.3. This stretch of Nutgrove Park is one-way for cars (east to west, permitting access from Clonskeagh Road, but no egress) with a contra-flow cycle lane, and double yellow lines to both sides. There is a signalised junction with a yellow box at the junction of Nutgrove Park, Clonskeagh Road, and Belfield Close (the residential development opposite).
- 1.4. The site is located within a mature residential area, characterised by single- and two-storey houses, in close proximity to a number of entrances to the campus of UCD, and within 100 metres of bus stops with high frequency urban bus services.

2.0 Proposed Development

- Demolition of existing house (c. 155 sqm).
- Construction of a terrace of four flat-roofed houses, one 3-storey, the other three to be 2-storeys tall.
- Unit mix comprises 2 2-bedroom units and 2 4-bedroom units.
- Individual vehicular accesses from Nutgrove Park.
- One car parking space per unit.
- Public open space fronting onto Clonskeagh Road.
- All associated works.

3.0 Planning Authority Decision

3.1. Decision

Grant permission.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Two reports, the first requesting Further Information.

- First report dated 16/12/24 noted the site context, zoning and policy context, planning history, third party concerns and departmental reports. The report considered the demolition of the habitable house acceptable, given the contents of the sustainability report submitted. The height (one storey higher than prevailing height) and density (62 units per hectare) were considered to be in accordance with the Development Plan, with no adverse impacts on neighbouring properties, and adequate residential amenity for future residents. The windowless south elevation of the three-storey block was considered monolithic. Further information required on vehicular access and cycle parking.
- Second report dated 26/3/25 noted the vehicular access and cycle parking was adequately dealt with by further information and recommended a grant of permission.

3.2.2. Other Technical Reports

- Drainage Planning – report dated 28/11/24: further information requested on green blue roofs proposed
- Transportation Planning – report dated 6/12/24: further information requested on car parking, vehicular access and cycle parking
- Housing Planning – report dated 26/11/24: exemption from Part V noted.
- Public Lighting – report dated 2/12/24: no lighting needed, no report needed.
- Environmental Enforcement – report dated 28/11/24: conditions recommended

- Parks and Landscape Services – report dated 22/11/24: no objection, subject to implementation of submitted landscape plans and retention of landscape architect.

Following receipt of Further Information:

- Transportation Planning – report dated 19/3/25: response acceptable, no objection subject to conditions

3.2.3. Conditions

- 17 conditions, including pre-commencement conditions on materials, with revisions to the eastern elevation of House A (facing Clonskeagh Road) to be submitted to break up the monolithic facade.

3.3. Prescribed Bodies

- EHO – proposal acceptable subject to conditions

3.4. Third Party Observations

Four received, all objections. Issues raised included height, scale and proximity; overshadowing; inadequate private open space provision, excessive density; removal of hedgerow; traffic risk and overspill parking; impacts on visual amenity.

4.0 Planning History

Extensive history on site, most recent and relevant being:

- D23A/0621 permission refused for demolition of bungalow and construction of 8 residential units, in 2-storey and 3-storey blocks, for two reasons, including impacts on neighbouring residential amenity, non-compliance with development plan, and overdevelopment of the site.
- D19A/0183 permission granted for 3-bed detached dormer bungalow in rear garden.

5.0 Policy Context

5.1. Dún Laoghaire-Rathdown County Development Plan 2022-28

- 5.1.1. The zoning objective for the subject development site is “A”: *To provide residential development and improve residential amenity while protecting the existing residential amenities.* Residential is permitted in principle as a land use in this zoning.
- 5.1.2. Chapter 3 deals with Climate Action.

Policy Objective CA5: Energy Performance in Buildings

It is a Policy Objective to support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing and new buildings, including retro fitting of energy efficiency measures in the existing building stock.

Section 3.4.1.2 Policy Objective CA6: Retrofit and Reuse of Buildings

It is a Policy Objective to require the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible recognising the embodied energy in existing buildings and thereby reducing the overall embodied energy in construction as set out in the Urban Design Manual (Department of Environment Heritage and Local Government, 2009). (Consistent with RPO 7.40 and 7.41 of the RSES).

With 30% of construction related emissions locked into the completed building as ‘embodied carbon’ priority should be given to repairing and re-using existing buildings in preference to demolition and new-build. This policy objective is again in line with the targets of the DLR CCAP. For new build and repair or retrofit, the Planning Authority will support the use of materials that are sustainably sourced and the reuse and recycling of existing materials wherever possible.

Where an existing building cannot be incorporated into a new layout and the development facilitates a significant increase in density, demolition may be considered to be acceptable to the Planning Authority (See also Section 12.3.9. Demolition and Replacement Dwellings).

- 5.1.3. Chapter 4: Neighbourhood – People, Homes and Place sets out policies and objectives on housing in *Section 4.3: Homes.*

5.1.4. 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*

Policy Objective 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.*

As part of a long section 4.3.1.2 , the following text is included:

The Council will encourage the retention and deep retrofit of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement and will also encourage the retention of existing houses that, while not Protected Structures or located within an ACA, do have their own merit and/or contribute beneficially to the area in terms of visual amenity, character or accommodation type - particularly those in areas consisting of exemplar 19th and 20th Century buildings and estates (see Chapter 3, Policy Objective CA6 and Chapter 12, Section 12.3.9).

Policy Objective 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.

Chapter 8 deals with Green Infrastructure and Biodiversity.

Chapter 12 gives detailed guidance on Development Management.

Section 12.2.1 Built Environment states

The Planning Authority will encourage and promote the repair, retrofitting and reuse of buildings in preference to their demolition and reconstruction where possible (Refer also Section 12.3.9 Demolition and Replacement Dwellings). Where this cannot be achieved, the Planning Authority will support the use of sustainably sourced building materials and the reuse of demolition and excavated materials.

Section 12.3.7 deals with additional accommodation in built-up areas.

Section 12.3.7.5 Corner/Side Garden Sites

This section notes that “Corner site development refers to sub-division of an existing house curtilage and/or an appropriately zoned brownfield site, to provide an additional dwelling(s) in existing built up areas” and sets out the parameters the planning authority will have regard to in the assessment of such developments.

Section 12.3.7.7 Infill

In accordance with Policy Objective PHP19: Existing Housing Stock – Adaptation, infill development will be encouraged within the County. New infill development shall respect the height and massing of existing residential units. 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. This shall particularly apply to those areas that exemplify Victorian era to early-mid 20th century suburban ‘Garden City’ planned settings and estates that do not otherwise benefit from ACA status or similar. (Refer also to Section 12.3.7.5 corner/side garden sites for development parameters, Policy Objectives HER20 and HER21 in Chapter 11).

Section 12.3.9 Demolition and Replacement Dwellings

The Planning Authority has a preference for and will promote the deep retro-fit of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement unless a strong justification in respect of the latter has been put forward by the applicant. (See Policy Objective CA6: Retrofit and Reuse of Buildings and Policy Objective PHP19: Existing Housing Stock - Adaptation).

Demolition of an existing house in single occupancy and replacement with multiple new build units will not be considered on the grounds of replacement numbers only

but will be weighed against other factors. Better alternatives to comprehensive demolition of, for example, a distinctive detached dwelling and its landscaped gardens, may be to construct structures around the established dwelling and seek to retain characteristic site elements.

The Planning Authority will assess single replacement dwellings within an urban area on a case by case basis and may only permit such developments where the existing dwelling is uninhabitable.

Applications for replacement dwellings shall also have regard to Policy Objectives HER20 and HER21 in Chapter 11. In this regard, the retention and reuse of an existing structure will be preferable to replacing a dwelling, and the planning authority will encourage the retention of exemplar nineteenth and twentieth century dwellings on sites in excess of 0.4 hectares. Applications for replacement dwelling within the rural area will be assessed under the provision of Section 12.3.10.4.

Section 12.8.3.3 Private Open Space

This sets out minimum requirements for private open space for houses as follows:

House type	Private Open Space requirement (minimum)
1-2 bedroom	48 sq. m. *
3 bedroom	60 sq. m.
4 bedroom (or more)	75 sq. m.

It further notes “In instances where an innovative design response is provided on site, particularly for infill and corner side garden sites, a relaxation in the quantum of private open space may be considered, however this is on a case-by-case basis.”

Section 12.8.3.1 Public Open Space sets a minimum of 15% of the site area for public open space in residential developments in the existing built up area, with flexibility to provide a financial contribution in lieu of small infill sites such as this one.

Section 12.8.5 Public Open Space – Quality sets standards for public open space, including that it should be accessible, inclusive, secure, and useable, and overlooked by nearby dwellings to provide passive surveillance.

5.2. National Policy and Guidance

5.2.1. *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).*

5.2.2. These standards are intended to allow greater flexibility in residential design standards, supporting innovation in housing design and a greater range of house types, supporting the delivery of more compact ‘own-door’ housing at the right locations. The Specific Planning Policy Requirements (SPPRs) set out take precedence over previous standards set in Development Plans, and planning authorities are required to apply them in decision making.

SPPR 2 sets out Minimum Private Open Space Standards for Houses as follows:

1 bed	20 sq.m	10 sq.m
2 bed	30 sq.m	15 sq.m
3 bed	40 sq.m	20 sq.m
4 bed+	50 sq.m	25 sq.m

SPPR 3 sets out maximum (rather than minimum) standards for car parking, while SPPR 4 sets out minimum standards for cycle parking.

Policy and Objective 5.1 Public Open Space sets out that public open space provision should be 10-15% of net site area of residential developments.

5.3. Natural Heritage Designations

- South Dublin Bay and River Tolka Estuary SPA 004024 –2.35 kilometres
- South Dublin Bay SAC 000210 – 2.35 kilometres
- South Dublin Bay pNHA 000210 – 2.35 kilometres

5.4. EIA Screening

5.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered

that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

5.5. Water Framework Directive Screening

- 5.5.1. The subject site is located in a built up area in the Greater Dublin Area, c. 670 metres south of the Dodder, within the Dodder_050 sub basin (IE_EA_09D010900). The site is located on top of the ground water body Dublin (IE-EA-G-008).
- 5.5.2. The proposed development comprises the demolition of a house and the construction of four dwellings.
- 5.5.3. No water deterioration concerns were raised in the planning appeal.
- 5.5.4. I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. 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 surface and/or groundwater water bodies either qualitatively or quantitatively.
- 5.5.5. The reason for this conclusion is as follows:
 - the small scale and nature of the development
 - the distance from the nearest water bodies and the lack of hydrological connections
- 5.5.6. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

6.0 The Appeal

6.1. Grounds of Appeal

One third party appeal against permission was received, from the immediate neighbour to the south. Photographs of the appellant's house and garden were included, as well as a partial plan drawing. Issues raised are summarised as follows:

- The proposed development does not overcome the previous reasons for refusal, and is not in accordance with the provisions of *Policy Objective PHP20 Protection of Existing Residential Amenity*.
- The residential zone A is distinct from either the A1 or the A2 zone, and greater assimilation, harmony and amenity is to be expected.
- The proposed building development is too close to the neighbouring bungalow – c. 3.14 to 4 metres from each house to the boundary with The Arbour.
- The submitted site plan drawing no TMBA 1/3 indicates an incorrect footprint for the Arbour. The appellant's kitchen is lit in part by velux rooflights which will be affected by the proposed development, with overshadowing, loss of daylight, loss of amenity, loss of privacy, and reduction in property value.
- Previous decisions on applications in 2007 are indicative of the sensitivity of the site.
- The applicant has incorrectly referred to Section 12.3.8.5 of the plan (which refers to corner/side garden sites) in support of the development. That Section is to encourage provision of an additional dwelling while retaining the existing house, and not for an intensive development on a constrained narrow site.
- The overdevelopment of the site will lead to poor sunlight and residential amenity for future residents.
- The public open space, opposite UCD campus, will encourage anti-social behaviour. Public open space should be at the other end of the site, beside the entrance to Roebuck Lodge.

- The proposed removal of the hedgerow (partly planted by the appellant) on the shared boundary is not acceptable, nor is the removal of the largest tree in the rear garden.
- The development will lead to reversing movements on Nutgrove Park, a narrow one-way carriageway, creating dangerous and disruptive movements.
- Permission for the development should be refused.

6.2. Applicant Response

A response was received on behalf of the applicant, summarised as follows:

- Development Plan policy encourages a density of at least 50 units per hectare on sites such as this, and the proposed development complies with this while protecting surrounding amenity due to the siting, height, massing, and separation distances of the development. The revised design was welcomed by the planning authority, and addresses the previous reasons for refusal.
- The private amenity spaces exceed the minimum requirements, and were welcomed by the planning authority. The Daylight Analysis Report submitted demonstrates that all external amenity spaces (as well as all habitable rooms) provide appropriate standards of sunlight.
- Section 12.3.7.5 is relevant to the subject development, as it constitutes a prominent corner site location. The development has been designed to comply with the parameters set out in the section.
- The applicant is prepared to accept an alternative condition to retain the existing hedgerow and supplement it once construction is completed, or remove it and replace with a mature dense hedgerow once construction is complete.
- The proposed quantum of car parking spaces meet the standards of the Planning Authority. Vehicle tracking drawings have been submitted, demonstrating that the car parking is compliant with road safety requirements.
- The Board is requested to uphold the decision.

6.3. Planning Authority Response

The Planning Authority did not consider that the grounds of appeal raised any new matter which would justify a change of their attitude, and referred the Board to their previous report.

6.4. Observations

None received.

6.5. Further Responses

None received.

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal and the report of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Impacts on neighbouring residential amenity
- Residential amenity of proposed development
- Landscaping
- Traffic hazard

7.2. Impacts on neighbouring residential amenity

- 7.2.1. The appellant has concerns regarding the proximity of the proposed development, having regard to overshadowing, loss of daylight, loss of amenity, loss of privacy, and reduction in property value.
- 7.2.2. The proposed development is due north of the appellant's property, and as such, I do not have any concerns regarding overshadowing.

- 7.2.3. Regarding impacts on daylight, the applicant submitted a Daylight Analysis Report for the proposed development, but did not assess impacts on neighbouring properties. The appellant states their house plan was not correctly shown on the applicant's drawings, and they have submitted a partial plan showing their utility room window within 900 mm of the shared boundary, and the location of the skylight windows which light their kitchen, as well as interior and exterior photographs. This material corresponds with the extensions visible in aerial mapping on the ordnance survey.
- 7.2.4. I note the proximity of the appellant's velux windows to the shared boundary, their relatively low elevation, and their location to the rear of the rear building line of the neighbouring house. Some impacts on these velux windows are likely in the event of even relatively minor development on the site to the north, due to their location and proximity to the boundary. The proposed development is single- and two-storey in height at this point, and set further back (c. 3.5-4.4 metres) from the shared boundary than the velux windows or the utility room window (stated as 900 mm), mitigating impacts on daylight. I consider the impacts acceptable in the circumstances.
- 7.2.5. Regarding privacy, screening to balconies is proposed to prevent overlooking of the appellant's garden, with no above-ground level south-facing windows. The development looks over the public roads to the north and east, and its own amenity spaces. No objection, appeal or observation was received from the residences to the north (Glenbeigh, across Nutgrove Park) or the east (the Cottage, across Clonskeagh Road). Impacts on privacy are acceptable.
- 7.2.6. Regarding the precedent of previous decisions, I note the decisions cited predate the adoption of the current planning policies which emphasises higher densities, more compact settlement, and increased use of infill sites.
- 7.2.7. I consider the development has adequately protected neighbouring residential amenity and complies with Policy Objective PHP20 *Protection of Existing Residential Amenity* and *Section 12.3.7.5 Corner/Side Garden Sites* (which refers to dwellings in the singular or plural, and either the subdivision of an existing house curtilage, or an appropriately zoned brownfield site).

7.3. Residential Amenity of Proposed Development

- 7.3.1. The appellant states that due to proximity to the boundary, the amenity spaces will be overshadowed, and the retention of the hedgerow will limit the useable space.
- 7.3.2. The Compact Settlement Guidelines set a minimum of 30 sqm for private open space for 2-bed houses, and 50 sqm for 4-bed houses. This is in contrast to the headline figures of 48 sqm (for a 1-2 bedroom house) and 75 sqm (four or more bedrooms) set out in Section 12.8.3.3 Private Open Space of the Development Plan.
- 7.3.3. The rear gardens are shallow, but the south-facing orientation is in their favour. The Daylight Analysis Report demonstrates that both the rear gardens and the first floor terraces will enjoy good sunlight. Each private amenity space is of useable size and shape, and visually private, without undue overlooking from other properties or from passers-by. The hedge is addressed below under landscaping.
- 7.3.4. The proposed development complies with the relevant Ministerial Guidelines on floor areas, room widths and sizes, floor to ceiling heights, storage, quantum of private open space, and daylight and sunlight to habitable rooms. Some rooms (for example, bedroom 2 in house type A and C, and bedroom 1 in house type B) have limited views out, looking directly on to the gable wall of the neighbouring house, at a distance of c. 2.5 metres. However, these bedrooms have direct access to the terrace, which has long views over the public realm. The houses as a whole have adequate views out, with the other bedrooms looking onto the public realm, and the living spaces looking onto the rear gardens.

7.4. Landscaping

- 7.4.1. The appellant has particular concerns regarding the removal of the hedge on the shared boundary, the location of the public open space, and the removal of the largest tree on the site.
- 7.4.2. The hedge on the shared boundary is a mix of new zealand broadleaf (*Griselinia littoralis*) and privet (*ligustrum ovalifolium*). The appellant states that it is planted on the boundary, with the section at the front planted by the appellant within her own boundary. The applicant proposes removing this non-native species to facilitate

construction and replacing it with yew hedging (*taxis baccata*), with espalier holm oaks to each rear garden.

- 7.4.3. I consider this to be an appropriate landscape treatment. Issues regarding works to shared boundaries are a civil matter between the parties involved. I note the provisions of S. 34(13) of the Planning and Development Act 2000 (as amended), which states that '*a person shall not be entitled solely by reason of a permission under this section to carry out any development.*'
- 7.4.4. The application includes a small area of public open space to the front, with seating and visitor cycle parking, which complies with Development Plan policy and policy in the Compact Settlement Guidelines to provide public open space as part of residential developments. It is overlooked by the nearest proposed house, and visible from the well-trafficked public road, and benefits from sunlight from the east and south. I do not consider the west end of the site a more appropriate location for the public open space, given its more enclosed nature.
- 7.4.5. The largest tree on the site is a cherry laurel, commonly used as hedging, which has been identified in Dun Laoghaire Rathdown's *Invasive Alien Species Action Plan 2020* as a high impact invasive species which outcompetes native species. Its removal is appropriate. The proposed landscaping plan removes a number of non-native species and poor quality trees, and proposes planting pollinator-friendly trees in back gardens and the public open space, and will provide biodiversity benefits as well as residential amenity.

7.5. Traffic Hazard

- 7.5.1. The proposal includes one car parking space per dwelling, giving onto Nutgrove Park. There is no turning area, necessitating either reversing in or reversing out. This is not unusual in itself in an urban context. I did not observe Nutgrove Park to be a busy road, or one with high speed traffic, in the course of my site visit. The Transport Planning Section of the Planning Authority were satisfied with the revised parking proposals submitted at Further Information stage, which enlarged the parking areas to prevent overhang on the pavement, and demonstrated that cars could reverse into the driveways without encroaching on the footpath.

7.6. Other Issues

- 7.6.1. The house was inhabited on the date of the site visit. The preference of the planning authority for retrofit and reuse is noted in the policy section above. The planning officer considered the demolition acceptable, given the benefits set out in the Sustainability Report submitted with the application, and given the increase in density on the site. This is reasonable. The uplift in density complies with national policy and Development Plan policy to promote urban growth through the consolidation and intensification of infill/brownfield sites.
- 7.6.2. The planner's report referred to the largely blank south elevation of house A, which would be visible from the Clonskeagh Road, while the condition attached referred to revisions required to the east elevation 'showing how this existing monolithic façade is broken up'. This appears to be an error, as the east elevation has a number of windows, and it is the south elevation which lacks fenestration. The condition should be amended.

8.0 AA Screening

- 8.1. The Planning Authority's report screened out appropriate assessment. The site is located within the built-up area of Dublin, approximately 2.35 kilometres west of the South Dublin Bay and River Tolka Estuary SPA 004024 and the South Dublin Bay SAC 000210. It is considered that the hydrological connection to this SAC and this SPA is indirect, weak and sufficiently remote. Foul runoff and residual surface runoff will ultimately be drained through the public sewerage system.
- 8.2. Having regard to the nature and scale of the proposed development, the nature of the foreseeable emissions therefrom, the distance from the nearest European site and the absence of pathways between the application site and any European site it is possible to screen out the requirement for the submission of an NIS at an initial stage.

9.0 Recommendation

I recommend a grant of permission.

10.0 Reasons and Considerations

Having regard to the provisions of the Dun Laoghaire Rathdown Development Plan 2022-28, the guidance set out in Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the size, nature, character, and location of the site, and the proposed increase from one to four dwellings, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of properties in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 28th day of February 2025, 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.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed {dwellings/structures/buildings} shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This shall include revised elevation drawings of the blank south elevation of 'House A' to provide visual interest.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development

3. Prior to the commencement of development, the Applicant/Contractor shall submit the following details for written agreement with the Planning Authority (Drainage Department):
 - a) calculation on the storage requirements and provision, as well as hydraulic model simulation results of the system ensuring no out of manhole flooding occurs in the 1 in 30 year rainfall return event. Analysis Shall include local rainfall data etc. The Stormwater Management Policy of the County Development Plan 2022-2028 requires a minimum climate change allowance

of 20% be applied, as well as a 10% urban creep factor. This shall be included in the analysis. The allowable outflow from the site shall be limited to Qbar/green field run-off rates.

b) details of the future maintenance plans for and responsibility of the proposed green/blue roof. In order to ensure that the proposed development is in accordance with Section 10.2.2.6 Policy Objective E16: Sustainable Drainage Systems of the County Development Plan 2022-2028, specifically, that all surface water run-off generated by the development is infiltrated or reused locally with no overflow to the public sewer, the applicant shall provide an updated surface water management design demonstrating that the outlets from the green/blue roof drainage system discharge to an infiltration or rainwater reuse system at ground level. This can be a soakaway (with the offset distance for infiltration from adjacent buildings or structures to the professional judgement of a suitably qualified engineer to ensure the proposed system has no impact on neighbouring properties), rainwater harvesting system, permeable paving designed with an allowance for roof discharge (e.g. diffuser box) etc.

REASON: To prevent flooding.

4. The Applicant/contractor shall ensure that:

- a) The footpath in front of all proposed vehicular entrances shall be dishd and strengthened at the Applicant's own expense including any moving / adjustment of any water cocks /chamber covers and all to the satisfaction of the appropriate utility company and Planning Authority. With regards to the dishing and strengthening of the footpath in front of the vehicular entrances the Applicant shall contact the Road Maintenance & Control Section to ascertain the required specifications for such works and any required permits.
- b) All necessary measures shall be taken by the Applicant and Contractor to:
 - i. prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works, it. repair any damage to the public road arising from carrying out the works, iii. avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.
- c) all proposed works, both on the public road and within the site (i.e. road carriageways, kerbs (which must be in situ), footpaths, street lighting, signs, etc) are designed and constructed, at the Applicant's own expense, to meet Dún Laoghaire-Rathdown County Council's 'Taking-in-Charge Development Standards Guidance Document' (June 2022) requirements and 'Taking In Charge Policy Document (May 2022)': and all to the satisfaction of the Planning Authority (Municipal Services Department).

REASON: In the interest of residential amenity and public safety.

5. Prior to the commencement of development, the developer shall retain the professional services of a qualified and registered or chartered Landscape Architect, as Landscape Consultant for the full duration of the development works (which shall include photographic site evidence before works commence, landscape installation works and post installation to ensure it meets the design standards proposed); the consultant shall procure, oversee and supervise the Landscape Contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and fully completed to the satisfaction of the Landscape Consultant, he/she shall sign and submit a Practical Completion Certificate to DLR Parks and Landscape Services, as verification that all specified landscape works have been fully implemented, including resolution of any snags.

REASON: To ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

6. The Soft landscape plan sheet no. 23181_SLP_I and Landscape plan ground floor sheet no. 23181_LP_GF_I and tree Survey sheet no. 23181_TS_H prepared by Gannon and Associates Landscape Architecture, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new dwellings.

a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plans by Gannon and Associates Landscape Architecture.

b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS:3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of BS: 8545: 2014 "From nursery to independence".

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Sections 12.8.3 and 12.8.5 of the County Development Plan 2022-2028, relating to Public Open Space Design.

7. The Applicant and the developments Contractor shall implement the measures detailed within the submitted Construction Management Plan (CMP); dated August 2024; Issue 01;
- In addition, prior to the commencement of development, the applicant shall submit to the Planning Authority (for attention of Environmental Enforcement) for written agreement of a detailed site-specific Construction Management Plan (CMP). The CMP should include the following not already detailed in the plan:
- a) Measures to reduce any adverse impacts of the construction phase upon the environment,
 - b) Measures to control temporary noise, dust and airborne pollutant emissions during the construction phase,
 - c) Measures to prevent nuisance or adverse health effects.
 - d) Methods to ensure that vehicles leaving the site are clean with commitment to install a wheel wash equivalent method for cleaning down vehicle prior to leaving the site during construction.
 - e) Prior to the commencement of the proposed site works, noise, vibration and dust monitoring stations to be installed and maintained to provide continuous monitoring to measure and record the impact of site activities on local receptors,
 - f) Suitable qualified specialist company consultant should be appointed prior to the commencement of the works. Levels to be assessed by said consultant and limits submitted to DLRCC for approval. Levels should be determined using BS 5228- 1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - Noise.
 - g) These monitoring stations must be supplied installed and maintained by a suitably qualified suitable qualified specialist company for the duration of the works.
 - h) All monitoring data to be compiled into a monthly technical monitoring report which shall identify remedial measures where levels exceed relevant limit values.
 - i) Dust Minimisation and Monitoring Plan should be provided as a compliance submission with details of dust mitigation levels and dust monitoring commitments.
 - j) Measures should align with and reflect the mitigation measures described in the Resource and Waste Management Plan.
 - k) Confirmation that deliveries should not occur before 07:00 nor should vehicles be allowed to queue in advance of this time.

REASON: In the interests of orderly development and the proper planning and sustainable development of the area.

8. The Applicant and/or the development's Contractor shall, prior to the commencement of development, submit to the Planning Authority (for attention of Environmental Enforcement) for written agreement of a detailed site-specific Resource & Waste Management Plan developed in accordance with the 'Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects (EPA, 2021). The Resource & Waste Management Plan should include the following not already detailed in the plan:

- a) The plan should identify the type of materials/proportion of re-use/recycled materials and future maintenance to support the implementation of Government and EU circular economy policy.
- b) In terms of Construction Waste, records shall be maintained and made available for inspection on site demonstrating tracking of all waste generated to final destination.

REASON: In the interests of orderly development and the proper planning and sustainable development of the area.

9. The Applicant and the developments Contractor shall develop and implement a Public Liaison Plan for the duration of the works, covering the following.

- a) Appointment of a Liaison Officer as a single point of contact to engage with the local community and respond to concerns.
- b) Keeping local residents informed of progress and timing of particular construction activities that may impact on them.
- c) Provision of a notice at the site entrance identifying the proposed means for making a complaint.
- d) Maintenance of a complaints log recording all complaints received and follow up actions.

REASON: In the interest of the proper planning and sustainable development of the area.

10. The Applicant and the developments Contractor shall develop and implement a Rodent/Pest Control Plan for the duration of the works on site.

REASON: In order to safeguard the health, safety and amenities of properties and owners in the vicinity.

11. Site development and building works shall be carried out only between the hours of 7.00am to 7.00pm Monday to Friday inclusive, 8.00am to 2.00pm Saturdays and no works permitted on site on Sundays and Public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the Planning Authority.

REASON: In order to safeguard the residential amenities of property in the vicinity.

12. 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.

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.

13. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. 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 Coimisiún Pleanála for determination.

Reason: To ensure satisfactory reinstatement of the site.

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.

Natalie de Róiste
Planning Inspector

22 July 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP-322281-25
Proposed Development Summary	Demolition of house and construction of 4 dwellings
Development Address	Tambou, Clonskeagh Road, Dublin 14
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	<p>State the Class and state the relevant threshold</p>
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Class 10(b)(i) Construction of more than 500 dwelling units – Sub Threshold</p> <p>Class 10(b)(iv) [Urban Development – 10 hectares – sub threshold]</p>

<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	ABP-322281-25
Proposed Development Summary	Demolition of house and construction of 4 dwellings
Development Address	Tambou, Clonskeagh Road, Dublin 14
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	The proposed development is the demolition of one dwelling and the construction of 4 in an urban area, connected to public services. The development would not result in the production of significant waste, emissions, or pollutants
Location of development (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).	The development is in a built up area, and would not have the potential to significantly impact on an ecologically sensitive site or location. There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from other urban developments.
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).	The development would not result in the production of significant waste, emissions, or pollutants, and there is no potential for significant effects, either by itself or cumulatively with other developments.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA <i>[Delete if not relevant]</i>

There is no real likelihood of significant effects on the environment.	<p>EIA is not required.</p> <p>Include the following paragraph under EIA Screening (a separate heading) in the Inspectors report.</p>
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Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)