



An  
Coimisiún  
Pleanála

## Inspector's Report ABP-322299-25

<b>Development</b>	Demolition of existing house and the construction of 4 no. houses and all associated site works.
<b>Location</b>	1A Brookville Park, Artane, Dublin 5
<b>Planning Authority</b>	Dublin City Council North
<b>Planning Authority Reg. Ref.</b>	WEB2020/24
<b>Applicant(s)</b>	Michael Moran
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Darren Tighe
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	30 <sup>th</sup> June 2025
<b>Inspector</b>	Elaine Power

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## **1.0 Site Location and Description**

- 1.1. The appeal site is located at no. 1A Brookville Park, at the junction of Brookville Park and Mount Dillion Court in the suburban area of Artane, c. 5.4km northeast of Dublin city centre. The site is bound to the front (east) by Brookville Park (public road) which runs parallel to the Malahide Road (R107). To the side (south) and rear (west) by Mount Dillion Court which is an Older Persons accommodation complex managed by Dublin City Council. To the side (north) the site is bound by a 2-storey dwelling 'Brookville House'. The surrounding area is suburban in nature, with a variety of house types and styles and commercial and retail uses.
- 1.2. The site is generally rectangular in shape with a stated area of c. 708sqm. It is c. 13m in width by c. 55m in length. It currently accommodates a single storey dwelling with associated rear open space. There is an existing driveway to the front of the house and an additional vehicular access to the side of the rear garden with access from Mount Dillion Court. The sites boundary with Mount Dillion Court comprises a high-level wall with vegetation in parts.

## **2.0 Proposed Development**

- 2.1. The proposed development comprises the demolition of the existing dwelling, with a stated floor area of 106sqm and the construction of 4 no. three storey semi-detached houses each with a driveway and rear open space.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

Permission was granted subject to 13 no. conditions. The following conditions are considered relevant:

*3. The development shall be revised as follows:*

*a) The 2 storey bay windows shall be reinstated on the front facades of the dwellings.*

*b) The front facing dormer windows on all dwellings shall be set back at 1 metre from the eaves level.*

*Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings:*

*Reason: In the interests of orderly development and visual amenity.*

*7. The developer shall comply with the following transport requirements of the Planning Authority:*

- a) Prior to commencement of development, the applicant shall submit revised plans to the Planning Authority for written agreement showing 1no. in-curtilage car parking space per dwelling only. The remaining area of all front gardens shall be provided with soft landscaping treatment or similar to prevent additional car parking.*
- b) Prior to commencement of development, the applicant shall contact Public Lighting and Electrical Services of Dubin City Council and the utility provider to agree the re-location and / or removal of the existing public lighting column / utility pole located in front of the site on Brookville Park. Evidence of this agreement, and the proposed new location for the infrastructure shall be submitted to the Planning Authority for written agreement. All works will be at the applicants / developers expense.*

*Reason: In the interest of road safety and orderly development.*

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

The initial planners report raised some concerns regarding the proposed development and recommended that 3 no. items of further information be submitted. These are summarised below:

1. Evidence of legal ownership

2. a) Submit a Housing Quality Assessment.  
b) revise the layout to retain the existing front building line.  
c) amend the design to reflect the prevailing character of the area.  
d) details of materials, textures and finishes of the dwellings and boundary treatment.
3. a) revise the width of the vehicular entrances to a maximum of 3m.  
b) reduce the paved area in the front driveway to provide for 1 no. car per dwelling.  
c) provide a 2m public footpath along the site's boundary with Mount Dillion Court.

The planners report dated 14<sup>th</sup> March 2025 considered that all items further information had been adequately addressed and recommended that permission be granted subject to 13 no. conditions.

### **3.2.2. *Other Technical Reports***

Transportation Planning Division: Report dated 27<sup>th</sup> September 2024 raised no objection subject to conditions. Condition no. 1 recommended amendments to the scheme that were reflected in the request for further information. The report dated 14<sup>th</sup> March 2025 noted the responds to the request for further information and recommended that permission be granted subject to conditions.

Drainage Division: Report dated 6<sup>th</sup> September 2024 raised no objection subject to conditions.

### **3.3. Prescribed Bodies**

None

### **3.4. Third Party Observations**

Three third party observations were received by the planning authority from (1) Darren Tighe, (2) Keith Dowling and Elaine Fitzmaurice and (3) Derek Bridges. The concerns raised are similar to those outlined in the appeal below and relate to the sites zoning

objective, overdevelopment of the site, residential amenity, visual impact, traffic and parking, drainage infrastructure, open space provision and devaluation of property.

## 4.0 Planning History

### ***Subject Site***

None

### ***Adjacent Site – Brookville House***

Reg. Ref. 4020/23: Permission was granted in 2024 for a new single storey shed / gym (54sqm) in the sites north west corner.

Reg. Ref. 2551/20: Permission and retention permission were granted in 2020 for the retention of the existing foundation for a garage, an existing boundary wall along the north east boundary, the front wall and entrance gates to the south eastern boundary facing Brookville Park and permission for the demolition and removal of 3 no. existing sheds, a new single storey garage (61msq), a single storey granny flat (52msq) and a part single, part two storey extension to the front, rear end side of the existing house, a new pitched roof matching existing ridge height, with roof-light, 2 no. new two storey brick bay windows to the front of the existing brick front elevation, removal of existing chimney to the rear, alterations to all elevations and all associated site works and landscaping necessary to facilitate the development.

Reg. Ref. 4389/22: Retention permission for minor alterations to Reg. Ref. 2551/20 was granted in 2022.

### ***Surrounding Sites - Mount Dillion Business Park / Commercial Yard***

There are a number of planning applications relating to Mount Dillion Business Park / Commercial Yard which is located c.10m north of the appeal site. Although not indicated within a blue line boundary on the submitted drawings, the applicant (Michael Moran) is the same applicant listed on the planning applications of this adjacent site. The relevant planning history for Mount Dillion Business Park / Commercial Yard is summarised below.

ABP 317449-23, Reg. Ref. 3509/23: Permission was refused in 2024 for the demolition of commercial buildings and the construction of a 3-storey student housing building, comprising 30 no. units and all associated works. The 2 no. reasons for refusal related to (1) the design and layout of the scheme would not provide a satisfactory level of amenity for future occupants and (2) the scheme would have an overbearing and obtrusive appearance, would result in unacceptable noise and disturbance and overlooking of adjacent properties.

ABP-309280-21, Ref. 3622/20: Permission was refused in 2021 for the demolition of existing single storey commercial buildings and the construction of 13 no. 1-bed apartments and all associated works. The 2 no. reasons for refusal related to (1) the design and layout of the scheme would not provide a satisfactory level of amenity for future occupants and (2) the design and layout would seriously injure the residential amenities by reason of overlooking and obtrusive appearance.

ABP 300574-18, Reg. Ref. 2427/17: Permission was granted in 2018 for 5 no. houses and all associated works. An extension of duration of permission (Reg. Ref. 2427/17X1) was refused in 2023.

## 5.0 Policy Context

### 5.1. Dublin City Development Plan

The appeal site is zoned Z1: Sustainable Residential Neighbourhoods, with the associated land use objective *to protect, provide and improve residential amenities*. Residential use is permissible on lands zoned Z1.

Chapter 5 Quality Housing and Sustainable Neighbourhoods sets out a number of policies and objectives relating to residential developments. Relevant policies and objectives include the following:

***QHSN2 National Guidelines:*** *To have regard to the DEHLG Guidelines on ‘Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007), ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2020), ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual: A Best Practice Guide’ (2009), Housing Options for our Aging Population 2019, the Design Manual for Quality*

*Housing (2022), the Design Manual for Urban Roads and Streets (DMURS) (2019), the Urban Development and Building Height Guidelines for Planning Authorities (2018) and the Affordable Housing Act 2021 including Part 2 Section 6 with regard to community land trusts and/or other appropriate mechanisms in the provision of dwellings.*

***QHSN6 Urban Consolidation:*** *To promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews development, re-use/adaption of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.*

***QHSN10 Urban Density:*** *To promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.*

***QHSNO4 Densification of Suburbs:*** *To support the ongoing densification of the suburbs and prepare a design guide regarding innovative housing models, designs and solutions for infill development, backland development, mews development, re-use of existing housing stock and best practice for attic conversions*

***SMT27 Car Parking in Residential and Mixed Use Developments:*** *(i) To provide for sustainable levels of car parking and car storage in residential schemes in accordance with development plan car parking standards (see Appendix 5) so as to promote city centre living and reduce the requirement for car parking.*

Section 15.5.2 of Chapter 15 Development Standard sets out the following guidance for Infill Development. It is particularly important that proposed infill development respects and enhances its context and is well integrated with its surroundings, ensuring a more coherent cityscape. As such Dublin City Council will require infill development:

- To respect and complement the prevailing scale, mass and architectural design in the surrounding townscape.

- To demonstrate a positive response to the existing context, including characteristic building plot widths, architectural form and the materials and detailing of existing buildings, where these contribute positively to the character and appearance of the area.
- Within terraces or groups of buildings of unified design and significant quality, infill development will positively interpret the existing design and architectural features where these make a positive contribution to the area.
- In areas of low quality, varied townscape, infill development will have sufficient independence of form and design to create new compositions and points of interest.
- Ensure waste management facilities, servicing and parking are sited and designed sensitively to minimise their visual impact and avoid any adverse impacts in the surrounding neighbourhood.

Section 15.11 provides guidance and standards for floor areas, aspect, daylight / sunlight and ventilation, private open space and separation distances,

Section 15.13.3 sets out the following guidance for infill / side garden housing developments. The planning authority will have regard to the following criteria in assessing proposals for the development of corner/side garden sites:

- The character of the street.
- Compatibility of design and scale with adjoining dwellings, paying attention to the established building line, proportion, heights, parapet levels and materials of adjoining buildings.
- Accommodation standards for occupiers.
- Development plan standards for existing and proposed dwellings.
- Impact on the residential amenities of adjoining sites.
- Open space standards and refuse standards for both existing and proposed dwellings.
- The provision of a safe means of access to and egress from the site.

- The provision of landscaping and boundary treatments which are in keeping with other properties in the area.
- The maintenance of the front and side building lines, where appropriate.
- Level of visual harmony, including external finishes and colours.
- Larger corner sites may allow more variation in design, but more compact detached proposals should more closely relate to adjacent dwellings. A modern design response may, however, be deemed more appropriate in certain areas and the Council will support innovation in design.
- Side gable walls as side boundaries facing corners in estate roads are not considered acceptable and should be avoided.
- Appropriate boundary treatments should be provided both around the site and between the existing and proposed dwellings. Existing boundary treatments should be retained/ reinstated where possible.
- Use of first floor/apex windows on gables close to boundaries overlooking footpaths, roads and open spaces for visual amenity and passive surveillance.

Appendix 5: Transport and Mobility: Technical Requirements and Appendix 16: Sunlight and Daylight are also considered relevant.

## **5.2. Eastern and Midland Regional Assembly – Regional Spatial and Economic Strategy (RSES) 2019 - 2031**

The RSES is underpinned by key principles that reflect the three pillars of sustainability: Social, Environmental and Economic, and expressed in a manner which best reflects the challenges and opportunities of the Region. It is a key principle of the strategy to promote people's quality of life through the creation of healthy and attractive places to live, work, visit and study in.

The site is located within the 'Dublin Metropolitan Area'. The Metropolitan Area Strategic Plan (MASP), which is part of the RSES, seeks to focus on a number of large strategic sites, based on key corridors that will deliver significant development in an integrated and sustainable fashion. The following RPOs are of particular relevance:

**RPO 5.4:** Future development of strategic residential development areas within the Dublin Metropolitan Area shall provide for higher densities and qualitative standards set out in the 'Sustainable Residential Development in Urban Areas'. 'Sustainable Urban Housing; Design Standards for New Apartment' Guidelines, and Draft 'Urban Development and Building Heights Guidelines for Planning Authorities'.

**RPO 5.5:** Future residential development in the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, supported by the development of Key Metropolitan Towns in a sequential manner as set out in the Dublin Area Strategic Plan (MASP) and in line with the overall settlement strategy for the RSES.

### 5.3. **National Planning Framework First Revision (2025)**

The National Planning Framework is a high-level strategic plan for shaping the future growth and development of the county to 2040. It is a framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment - from our villages to our cities, and everything around and in between.

It states that the major policy emphasis on renewing and developing existing settlements established under the NPF 2018 will be continued, rather than allowing the continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. It includes revised figures of 50,000 units per annum in the years to 2040. The NPF was revised to allow planning for an additional 950,000 people in Ireland between 2022 and 2040.

Relevant Policy Objectives include:

- National Policy Objective 7: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.
- National Policy Objective 8: Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints and ensure compact and sequential patterns of growth.

- National Policy Objective 9: Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- National Policy Objective 12: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Policy Objective 20: In meeting urban development requirements, there be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.
- National Policy Objective 22: In urban areas, planning and related standards, including, in particular, height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

#### 5.4. **Climate Action Plan, 2025**

The Climate Action Plan was published in June 2019 by the Department of Communications, Climate Action and Environment. The Climate Action Plan 2025 (CAP25) is the fourth annual update to Ireland's Climate Action Plan 2019. This plan is prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021. CAP25 builds upon [Climate Action Plan 24](#) (CAP24) by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with CAP24.

The plan implements carbon budgets and sectoral emissions ceilings and sets a roadmap for taking decisive action to half emissions by 2030 and reach net zero no later than 2050. By 2030, it aims for a 40% reduction in emissions from residential buildings and a 50% reduction in transport emissions. The reduction in transport

emissions includes a 20% reduction in total vehicle kilometres, a reduction in fuel usage, significant increases in sustainable transport trips, and improved modal share. The residential sector is on track to meet its 2021-2025 sectoral emissions ceiling and is ahead of its 2025 indicative reduction target of -20%.

#### **5.5. Climate Action and Low Carbon Development (Amendment) Act 2021**

This Act amends the Climate Action and Low Carbon Development Act 2015. It sets out the national objective of transitioning to a low carbon, climate resilient and environmentally sustainable economy in the period up to 2050. The Act commits us, in law, to a move to a climate resilient and climate neutral economy by 2050. An Bord Pleanála is a relevant body for the purposes of the Climate Act. As a result, the obligation of the Board is to make all decisions in a manner that is consistent with the Climate Act.

#### **5.6. Section 28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are:

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024
- Quality Housing for Sustainable Communities: Design Guidelines, 2007

#### **5.7. Natural Heritage Designations**

The proposed development is not located within or immediately adjacent to any European Site.

#### **5.8. EIA Screening**

The proposed development has been subject to preliminary examination for environmental impact assessment, please refer to Appendix 1: Form 1 and Appendix 2: Form 2 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.

#### **5.9. Water Framework Directive (WFD) Screening**

- 5.9.1. Please refer to Appendix 2 of this report. The river body Santry\_020 (IE\_EA\_09S011100) is approximately 1km northeast of the subject site (poor water body status) and the groundwater body is Dublin IE\_EA\_G\_008 (good water body status).
- 5.9.2. No water deterioration concerns were raised in the planning appeal.
- 5.9.3. I have assessed the proposed 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.
- 5.9.4. The reason for this conclusion is as follows:
- The small scale and nature of the development
  - Location-distance from nearest water bodies
  - Lack of hydrological connections
- 5.9.5. 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**

The grounds of the third-party appeal from Darren Tighe, who is the owner of the adjacent property 'Brookville House' is summarised below.

- The proposed development would negatively impact on the residential and visual amenities of neighbouring properties and is, therefore, would materially contravene the sites Z1 zoning objective.
- The 3-storey height of the houses is out of character with the surrounding single and 2-storey dwellings.
- The proposed development would set an undesirable precedent for overdevelopment and increased height.
- The scale and massing of the scheme and the limited separation distances to existing properties would have a negatively impact on the residential and visual amenities of the adjacent property, in terms of overbearing impact, overshadowing and overlooking.
- The proposed development would overshadow solar panels in the adjacent property.
- The proposed development does not positively integrate into the streetscape.
- Concerns regarding the lack of a Construction Management Plan and how the development would be constructed.
- The proposed scheme would devalue property in the area.
- The submission notes the planning history and the reasons for refusal for an adjacent site at Mount Dillion Business Park / Commercial Yard.

### **6.2. Applicant Response**

The applicant's response is summarised below:

- The proposed development is in accordance with the sites zoning objective.

- The demolition of a single storey dwelling and the construction of 4 no. houses is a more efficient and sustainable use of the site.
- The information submitted with the appeal does not show the extensions and alterations to the adjoining property at Brookfield House. The appellants property currently overshadows, overlooks and has an overbearing impact on the subject site.
- The site coverage and plot ratio are acceptable and do not represent overdevelopment of the site. The scheme would not result in an overbearing impact, overlooking or overshadowing.
- The front building line of the scheme submitted by way of further information retains the established building line.
- The design and layout of the dwellings has been amended to respond to the prevailing character of the surrounding area.
- The materials, finishes and textures would harmonise with existing dwellings and boundary treatments.
- The front and rear gardens would be landscaped.
- The proposed houses are lower than the house at Brookville House which also has an attic room, which overlooks the surrounding rear gardens.
- The dwellings are designed in accordance with the standards set out in the Quality Housing for Sustainable Communities Guidelines.
- The open space provision is in accordance with Development Plan standards for 3-bedroom dwellings.
- The separation distances are in accordance with Development Plan standards and the Compact Settlement Guidelines.
- The proposed scheme would not impact on the solar panels in the appellants property.
- Each house is provided with a driveway with a single car parking space. Each driveway would be fully permeable and would have SUDS in the form of rainwater planters and rainwater nature ponds / swales.

- The proposed development would not materially contravene the policies and objectives of development plan.

### 6.3. **Planning Authority Response**

None

### 6.4. **Observations**

None

### 6.5. **Further Responses**

None

## 7.0 **Assessment**

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

- Principle of Development
- Design Approach
- Residential Amenity
- Access and Car Parking

7.2. In the interest of clarity my assessment relates to the scheme as submitted by way of further information, with reference to the original design and layout where appropriate.

### 7.3. ***Principle of Development***

7.3.1. The subject site is zoned Z1 with the associated land use objective to protect, provide and improve residential amenities. Residential is a permissible use on lands zoned Z1. Therefore, the proposed development is considered in accordance with the zoning objective and should be assessed on its merits.

## 7.4. ***Design Approach***

### *Demolition*

- 7.4.1. The proposed development includes the demolition of an existing single storey dwelling. From the information submitted and having carried out a site visit on the 30<sup>th</sup> June 2025, I am satisfied that the dwelling does not contain any features of architectural merit. I agree with the applicant and the planning authority that the demolition of a single dwelling on a large (706sqm) site and its replacement with 4 no. dwellings would result in a more efficient and sustainable use of land. Therefore, I have no objection to its demolition. It is also noted that the third party raised no concerns regarding the demolition of the existing house.

### *Quantum of Development*

- 7.4.2. Concerns are raised by the third party that the scheme would result in overdevelopment of the site. The proposed development comprises the construction of 4 no. houses on a 706sqm site. This equates to a density of c. 56 dph. The current density of the site is c. 14 dph.
- 7.4.3. Policy QHSN10 of the development plan aims to promote residential development at sustainable densities throughout the city and Table 1 of Appendix 3 of the development plan sets out a net density range of 60-120 uph for the outer suburbs. It is noted that the proposed density falls marginally below this recommended range.
- 7.4.4. Table 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) sets out the areas and density ranges for Dublin as well as Cork City and its suburbs. The subject site is a City – Suburban / Urban Expansion location. It is a policy and objective of the Guidelines that residential densities in the range 40 dph to 80 dph (net) shall generally be applied at suburban and urban extension locations in Dublin and Cork. I am satisfied that the proposed density (c. 56 dph) is in accordance with the provisions of the Compact Settlement Guidelines.
- 7.4.5. The National Planning Framework First Revision and the Regional Spatial and Economic Strategy 2019-2031 also support compact development through higher density developments in appropriate locations. It is my view that the proposed density at this suburban site is appropriate and would not result in overdevelopment and would

contribute towards consolidating the urban environment which is in accordance with national, regional and local policy objectives.

*Design, Layout and Height*

- 7.4.6. The third party raised concerns that the design and height of the proposed houses would be out of character and would negatively impact on the visual amenities of the area.
- 7.4.7. It is my opinion that the site comprises a backland / infill site. Section 15.5.2 of the development plan sets out guidance for infill development and Section 15.13.3 sets out the guidance for infill / side garden housing developments. The criteria to be considered includes that infill development respect and complement the prevailing scale, mass and architectural design, demonstrate a positive response to the existing context, ensure compatibility of design and scale with adjoining dwellings and have regard to accommodation standards, development plan standards, impact on existing residential amenities, visual harmony and boundary treatments and use of gable first floor windows for visual amenity and passive surveillance. Section 15.13.3 notes that that larger corner sites may allow more variation in design and a modern design response may be deemed more appropriate in certain areas and the Council will support innovation in design.
- 7.4.8. The appeal site is located in the suburban area of Dublin city, and the surrounding area is characterised by a variety of housing types and styles and commercial and retail units. The houses along Brookville Park generally comprise large semi-detached dwellings with garages and have a render finish, 'Brookville House' located immediately adjacent to the appeal site comprises a double fronted red brick house. Mount Dillion Court is an Older Persons Accommodation complex and comprises of 2-storey maisonette style dwellings with brick and render finishes. Given the corner location, the size of the site and the variety of housing types in the surrounding area I am satisfied that the proposed development can create its own character without negatively impacting on the visual amenities of the surrounding area.
- 7.4.9. The layout provides for 2 no. semi-detached dwellings (Units 1 and 2) fronting onto Mount Dillion Court and 2 no. semi-detached dwellings (Units 3 and 4) fronting onto Brookville Park. The proposed dwellings are described in the submitted documentation

as 3-storey. This is due to the provision of second floor (attic) level dormer windows on the front elevation. However, the houses are 2-storeys from the rear elevation with Velux style roof lights. The dwellings have a maximum height of 8.3m, which is marginally below (0.2m) the ridge height of the adjacent Brookville House. I have no objection in principle to the height of the proposed houses and consider it to be similar to the prevailing 2- storey height in the surrounding area.

- 7.4.10. The drawings submitted in response to the request for further information omitted the 2-storey bay windows on the front elevation of the houses. In my opinion the removal of the bay windows negatively impacts on the vertical alignment of the front elevations and resulted in the dormer windows appearing bulky and oversized. Therefore, I agree with the planning authority that the bay windows should be reintroduced on the front elevations of the proposed houses, as they provide a balance to the vertical alignment. I am satisfied that this could be addressed by way of condition.
- 7.4.11. In response to the request for further information the dormer windows were also set back, c. 0.8m. This resulted in the dormer windows siting marginally back from the eaves, within the roof profile as opposed to sitting on the bay window projections. It is noted that Condition no. 3 of the planning authority's grant of permission required that the dormer windows be set back c. 1m from the eaves of the houses. In my opinion this condition is unnecessary. The proposed front dormer windows are a design feature of the proposed houses and align with the orientation and scale of the windows on the front elevation. The re-introduction of the bay windows would ensure that the dormer windows are set back c. 0.8m from the front building line of the bay windows and do not project beyond the front building line of the house. In my opinion they do not appear oversized or visually obtrusive and, therefore, there is no visual benefit of setting the dormer windows back an additional 1m from the eaves.
- 7.4.12. Each dwelling contains a kitchen / dining area, living room and bathroom at ground floor level, 2 no. bedrooms and a bathroom at first floor level, a bedroom and storage area at second floor (attic) level and associated storage and circulation areas. The Housing Quality Assessment provided by way of further information indicates that floor areas and dimensions are in accordance with the standards set out in the development plan and the Quality Housing Guidelines.

- 7.4.13. Section 15.11.3 of the development plan states that a minimum standard of 10sqm of private open space per bedspace will normally be applied. Generally, up to 60-70sqm of rear garden area is considered sufficient for houses in the city. The layout provides for 3 no. double bedrooms which equate to 6 no. bedspaces. Therefore, the proposed houses have a requirement for c. 60sqm of private open space. Each dwelling is provided with c. 50sqm of rear private open space, which falls below this recommended standard. However, it is noted that the development plan allows for flexibility and notes that these standards may be related on a case-by-case basis subject to qualitative analysis of the development. SPPR 2 of the Compact Settlement Guidelines sets out a minimum private open space standard for a 3-bed house of 40sqm. The proposed layout provides for an excess of this requirement. I have no objection to the quantum of private open space and given its east / west orientation I am satisfied that it would provide a high standard of external amenity for future residents.
- 7.4.14. The information submitted by way of further information notes that the predominate external material would be a high-quality brick or high-quality silicone colour render to harmonise with existing buildings. The planning authority considered that due to the prominence of the site that further details and specifications of the external finishes are required and attached a condition that the details of materials, colours and textures be agreed with the planning authority. If permission is being completed it is recommended that a similar condition be attached.
- 7.4.15. Section 15.13.3 of the development plan states that side gable walls as side boundaries facing corners in estate roads are not considered acceptable and should be avoided. From the drawings submitted it would appear that the side elevations of Units 2 and 3 in combination with a 2m high level wall, would form the boundary with Mount Dillion Court. Having regard to the overall length (55m) of the sites boundary it is my opinion that the provision of a 2m high boundary wall along the entire length of the boundary could have a negative impact on the visual amenity of the street. Therefore, I have no objection in principle to the gable wall of the dwellings forming the site boundary. It is noted that the planning authority raised no objection to this design feature.
- 7.4.16. Concerns are raised by the third party that the proposed development would have a negative impact on property values. The appellant has submitted no evidence in this

regard. Having regard to the residential nature and scale of the proposed scheme, in a well-established suburb of Dublin city I am satisfied the proposed development would not have a significant adverse impact on property values.

- 7.4.17. Overall, given the infill nature of this site, its size and services and amenities in the surrounding area, it is my opinion that the proposed density, design and layout and height would successfully integrate into the varied streetscape would support the consolidation of the urban environment. Therefore, I am satisfied that the proposed development would not be visually obtrusive or detract from the visual amenities of the surrounding area and would be in accordance with the provisions of Section 15.5.2 and Section 15.13.3 of the development plan. It is also noted that the planning authority raised no objection in principle to the proposed design approach.

## **7.5. Residential Amenity**

### *Overbearing Impact and Overlooking*

- 7.5.1. Concerns are raised by the third party that the proposed development could potentially result in undue overlooking and have an overbearing impact on adjacent residential properties. The subject site located at the junction of Brookville Park and Mount Dillion Court and is generally bound by roads to the south, east and west. To the north (side) the site is bound by Brookville House, which is a 2-storey double fronted dwelling. There are single storey structures in the rear garden of Brookville House which appear to relate to the garage (61msq) and granny flat (52msq) approved under Reg. Ref. 2551/20 and a gym (54sqm) granted under Reg. Ref 4020/23. The gable end of Brookville House sits at the boundary with the appeal site. It is proposed to set Unit 4 back a minimum of c. 1.1m from the site's northern boundary, with Brookville House. As noted above, the ridge height of the proposed dwellings is marginally below the ridge of Brookville House. Proposed residential dwelling, Units 1 and 2, retain the established front building line, which the drawings submitted indicate sits c. 1.7m forward of 'Brookville House'. It is acknowledged that the scale of the proposed scheme is greater than the existing single storey dwelling and that the proposed dwellings would be highly visible from the surrounding road network. However, having regard to the siting of the proposed houses and the relatively limited height and scale of the scheme I am satisfied that the proposed development would not result in an

overbearing impact on Brookville House. It is also noted that the proposed development is located a minimum of c. 15m from the existing residential units in Mount Dillion Court. While the proposed scheme would be highly visible from Mount Dillion Court I am satisfied that it would not result in an overbearing impact on any existing residential property.

- 7.5.2. The proposed layout provides for back-to-back dwellings with a minimum separation distance of c. 21m between the first-floor rear elevations. Section 15.11.4 of the development plan notes that a traditional separation distance of about 22m was sought between the rear first floor windows of 2-storey dwellings, however, this may be relaxed if it can be demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjacent occupiers. I am satisfied that the 21m separation distance is generally in accordance with the provisions of the development plan standard, which allows for flexibility.
- 7.5.3. SPPR 1 of the Compact Settlement Guidelines requires a minimum separation distance of 16m between opposing windows serving habitable rooms above ground floor level. It further states that a separation distance below 16m may be considered acceptable in certain circumstances. The proposed 21m separation distance is in excess of the minimum standard (16m) set out in the Compact Settlement Guidelines. I am satisfied that the layout would not result in undue overlooking within the scheme. It is noted that it is proposed to provide Velux style roof lights at second floor (attic) level of the proposed dwellings. These lights are to serve storage rooms and due to the angle on the roof I am satisfied they would not result in any undue overlooking.
- 7.5.4. The third party raised concerns regarding undue overlooking of their property and associated rear private open space. The proposed scheme does not provide any directly opposing windows with Brookville House. There is a separation distance of c. 21m between the first-floor rear windows of the proposed dwellings (Units 1 and 2) and the first and second floor (dormer window) of the adjacent Brookville House. The concerns of the third-party regarding overlooking are noted, however, as there are no directly opposing windows and having regard to the siting of the single storey structures in the rear garden of Brookville House and the separation distances I am satisfied that the proposed development would not result in undue overlooking of the Brookville House or its rear private open space.

- 7.5.5. The front elevation of proposed Units 1 and 2 are located c. 22m from the rear elevation of the terrace of no. 34-45 Mount Dillion Court. This is in excess of the minimum separation distance of 16m, as set out in SPPR 1 of the Compact Settlement Guidelines. While it is noted that the front elevation of the proposed dwellings includes a second floor (attic) level dormer window, due to the angle between the existing dwellings and the maisonettes and the separation distance I am satisfied that it would not result in undue overlooking.
- 7.5.6. Having regard to the relatively limited height (8.3m) of the proposed residential units, the separation distances between existing and proposed dwellings, the internal layout of the houses and the orientation of the scheme I am satisfied that it would not result in any undue overlooking or have an overbearing impact on the existing or proposed dwellings.

*Daylight, Sunlight and Overshadowing*

- 7.5.7. A daylight, sunlight and overshadowing assessment was not submitted with the application. Section 5.3.7 of the Sustainable and Compact Settlements Guidelines notes that the provision of acceptable levels of daylight in new residential developments is an important planning consideration. However, planning authorities do not need to undertake a detailed technical assessment in relation to daylight performance in all cases and that in the case of low-rise housing with good separation distances, it should be clear from the assessment of architectural drawings that undue impact would not arise. Given the characteristics of the proposed development I am satisfied that it would not result in overshadowing of any existing or proposed residential dwellings and a technical assessment of daylight, sunlight and overshadowing performance is not necessary in this instance.
- 7.5.8. It is noted that specific concerns were raised by the third party regarding the impact of the proposed development on solar panels to be installed on the single storey structures in the rear garden. During my site visit on the 30<sup>th</sup> June 2025 it would appear that solar panels have not been installed to date on the adjacent site. Having regard to the relatively small scale and orientation of the proposed scheme I am satisfied that it would not have a significant negative effect on the future installation of solar panels within the adjacent site.

## **7.6. Access and Car Parking**

- 7.6.1. It is proposed that vehicular access to Units 1 and 2 would be via Mount Dillion Court, at the site's western (rear) boundary and that vehicular access to Units 3 and 4 would be from Brookville Park. There is an existing utility / public lighting pole on the public footpath directly outside the appeal site on Brookville Park. This utility / public lighting pole is not indicated on any of the submitted drawings. Therefore, it is unclear whether it would impede access to the proposed dwellings. Condition 7b of the planning authority's grant of permission requires that prior to commencement of development, the applicant shall contact Public Lighting and Electrical Services of Dubin City Council and the utility provider to agree the re-location and / or removal of the existing public lighting column / utility pole located in front of the site on Brookville Park. If permission is being contemplated it is recommended that a similar condition be attached.
- 7.6.2. The drawings submitted by way of further information indicate that each dwelling would be provided with a 3m wide driveway, with 1 no. off-street car parking space. I have no objection to the quantum of car parking and note that it is in accordance with the maximum standard of 1 no. space per house in Area 2, as set out in Table 2 of Appendix 5 of the development plan. It is recommended that a condition be attached to any grant of permission that these car parking spaces be provided with functioning electric vehicle (EV) charging stations / points.

## **8.0 AA Screening**

- 8.1. 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 any European sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required. This determination is based on:
- The small scale and nature of the scheme,
  - The urban location of the site,
  - The separation distance from nearest European site, and

- The lack of a direct or indirect pathway to any designated site.

## 9.0 Recommendation

It is recommended that permission be granted subject to conditions.

## 10.0 Reasons and Considerations

Having regard to the zoning objective of the subject site, the provisions of Dublin City Development Plan 2022-2028, to the site's location within an existing urban area, to the existing pattern of development in the area it is considered that subject to compliance with the conditions set out below the proposed quantum of development is acceptable. The design, layout, scale and height of the proposed scheme would not seriously injure the residential or visual amenities of the area or of any adjacent property and that the development would be consistent with national and local planning policy. The proposed development would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, 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 20<sup>th</sup> 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. The 2 storey bay windows shall be reinstated on the front facades of the dwellings. The revised plans and particulars showing compliance with these

requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of residential and visual amenity and to secure the integrity of the proposed development

3. Prior to commencement of development, the applicant shall agree in writing proposals to re-locate the existing public lighting column / utility pole located in front of the site on Brookville Park. Evidence of this agreement, and the proposed new location for the infrastructure shall be submitted to the Planning Authority for written agreement. All works will be at the applicant's expense.

**Reason:** In the interest of road safety and orderly development.

4. The formation of the vehicular accesses and public footpath along the sites boundary with Mount Dillon Court, shall be constructed in accordance with the requirements of the planning authority, and shall comply, in all respects, with the standards set out in the Design Manual for Urban Roads and Streets (DMURS).

**Reason:** In the interests of pedestrian and traffic safety

5. A schedule of all materials to be used in the external treatment of the development to include a variety of high-quality finishes, such as brick and stone, roofing materials, windows and doors shall be submitted to and agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matters in dispute shall be referred to An Bord Pleanála for determination.

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

6. Car parking spaces shall be provided with functioning electric vehicle (EV) charging stations / points.

**Reason:** In the interests of residential amenity and of sustainable transportation.

7. Proposals for an estate/street name, house 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 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).

**Reason:** In the interest of urban legibility.

8. 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. Details of the ducting shall be submitted to and agreed in writing by the planning authority prior to the commencement of development.

**Reason:** In the interests of visual and residential amenity.

9. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the relevant Section of the Council for such works and services. Prior to the commencement of development, the developer shall submit to the Planning Authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

**Reason:** In the interest of public health and surface water management.

10. Prior to the commencement of development, the developer shall enter into a Connection Agreements with Uisce Éireann to provide for a service

connection(s) to the public water supply and/or wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

11. 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.

**Reason:** To safeguard the amenity of property in the vicinity.

12. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of proper planning and sustainable development

13. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority, such agreement must specify the number and location of each house, pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years

from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

**Reason:** To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

14. 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 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.

**Reason:** To ensure the satisfactory completion and maintenance of the development until taken in charge.

15. 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.

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.

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Elaine Power

Senior Planning Inspector

2<sup>nd</sup> July 2025

## Appendix 1:

### Form 1 - EIA Pre-Screening

<b>Case Reference</b>	ABP 322299-25
<b>Proposed Development Summary</b>	The demolition of an existing house and the construction of 4 no. houses
<b>Development Address</b>	1A Brookville Park, Artane, Dublin 5
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (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.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>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?</b>	
<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><b>No Screening required.</b></p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p><b>EIA is Mandatory. No Screening Required</b></p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	<p>10 (b)(i): Construction of more than 500 dwelling units</p> <p>10 (b)(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.</p> <p>15: Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</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)?	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

## Appendix 2:

### Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	ABP 322299-25
<b>Proposed Development Summary</b>	The demolition of 1 no. house and the construction of 4 no. houses.
<b>Development Address</b>	1A Brookville Park, Artane, Dublin 5
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (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>The proposed development comprises the demolition of 1 no. dwelling and the construction of 4 no. houses on c. 708sqm site, which is serviced and zoned for residential development. The nature and scale of the proposed development is not regarded as being significantly at odds with the surrounding pattern of development. The demolition works are considered to be minor in scale.</p> <p>No developments have been identified in the vicinity which would give rise to significant cumulative environmental effects.</p> <p>Given the nature and scale of the proposed development it would not give rise to significant use of natural resources, production of waste, pollution, nuisance, or a risk of accidents. The site is not at risk of flooding. There are no Seveso / COMAH sites in the vicinity of this location.</p>
<b>Location of development</b>  (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>The appeal site is located on a brownfield site in the suburban area of Dublin city. It does not host any species of conservation interest. This site is not located on, in or adjacent to any ecologically sensitive site and does not have the potential to impact any such sites.</p> <p>There are no protected landscapes, sites of historic, cultural or archaeological significance within or immediately adjacent to the site.</p> <p>Having regard to the location of the site and the nature and scale of the development there is no potential to significantly affect environmental sensitives in the area, including protected structures.</p>

<b>Types and characteristics of potential impacts</b>  (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 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.
<b>Conclusion</b>	
<b>Likelihood of Significant Effects</b>	<b>Conclusion in respect of EIA</b>
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

DP/ADP: \_\_\_\_\_ Date: \_\_\_\_\_

(only where Schedule 7A information or EIAR required)

### Appendix 3: WFD IMPACT ASSESSMENT STAGE 1: SCREENING

#### Step 1: Nature of the Project, the Site and Locality

<b>An Bord Pleanála ref. no.</b>	<b>322299-25</b>	<b>Townland, address</b>	21A Brookville Park, Artane, Dublin 5.
<b>Description of project</b>		Demolition of an existing dwelling and the construction of 4 no. houses and associated site development works.	
<b>Brief site description, relevant to WFD Screening,</b>		Site is a brownfield site located within Dublin City on serviced lands.	
<b>Proposed surface water details</b>		The proposed gardens would incorporate SUDS, they would be fully permeable and capable of retaining rainwater using rainwater planters and rainwater nature ponds planted with trees and shrubs. The driveways would be fully permeable with no hard standing concrete or other impermeable surfaces.	
<b>Proposed water supply source &amp; available capacity</b>		It is proposed to connect to the public network.	
<b>Proposed wastewater treatment system &amp; available capacity, other issues</b>		It is proposed to connect to the public network.	

Others?						
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body.	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	1km northeast	Santry_020 IE_EA_09S011100	Poor	At risk	Urban Wastewater and Urban Run-off	No direct pathway
Groundwater Waterbody	Underlying site	Dublin IE_EA_G_008	Good	Under review	No pressures	No direct pathway

**Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.**

CONSTRUCTION PHASE							
No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	Santry_020 IE_EA_09S01 1100	Surface water and foul drainage will be directed through the drainage networks.	Siltation, pH (Concrete), hydrocarbon spillages	Standard construction practices	No	Screened out
2.	Ground	Dublin IE_EA_G_008	Pathway exists but poor drainage characteristics	spillages	As above	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Santry_020 IE_EA_09S01 1100	Surface water and foul drainage will be directed through the drainage networks.	Hydrocarbon spillage	SUDs features	No	Screened out

4.	Ground	Dublin IE_EA_G_008	Pathway exists but poor drainage characteristics	Spillages	SUDs features	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						