



An
Bord
Pleanála

Inspector's Report

ABP-322501-25

Development

Construction of a four bedroom detached dormer dwelling including rear first floor terrace, with access from Howth Road. Also, the demolition of garage to the side of the house, reconfiguration of existing vehicular access to the site, drainage and all site works.

Location

Maona, 28 Howth Road, Sutton,
Dublin 13, D13 T1WO

Planning Authority

Fingal County Council

Planning Authority Reg. Ref.

F25A/0177E

Applicant(s)

Mark Walsh

Type of Application

Permission

Planning Authority Decision

Refuse Permission

Type of Appeal

First Party

Observation

Joe O'Connor

Date of Site Inspection

13th August 2025

Inspector

Paul O'Brien

1.0 Site Location and Description

- 1.1. The subject site contains an area of land located to the north/ rear of Maona, No. 28 Howth Road, Sutton, Dublin 13. This forms part of the rear garden of No. 28 and the site is rectangular in shape with a stated site area of 0.055 hectares. The ground level was noticeably lower on the day of the site visit than the road level to the south of the site.
- 1.2. No. 28 is a two storey semi-detached house located to the north of the Howth Road, to the east of Sutton village. There is no direct side access to the rear garden with access either through a single storey double garage attached to the side of the house or through the house itself. The houses on this section of road are characterised by having large, long rear gardens and the subject site is typical of that with a garden in excess of 65m. To the north/ rear of the site are the lands associated with Sutton Golf Club. The golf course is split by the DART line between Sutton and Howth stations.
- 1.3. This section of the Howth Road is also characterised by a mix of two storey semi-detached houses and single storey detached houses. A number of the houses have been extended, and new detached houses have been provided in the rear gardens on some of these sites.

2.0 Proposed Development

- 2.1. The proposed development consists of:
 - Demolition of an existing garage to the side of 'Maona', 28 Howth Road, Sutton. The floor area of the garage is given as 26sq m.
 - The construction of a four-bedroom detached dormer type house, with a ridge height of 7m, and which includes a first floor terrace to the rear. The proposed house to have a stated floor area of 280sq m.
 - Access to the site from the Howth Road and the site to provide for a single car parking space. The existing vehicular access to be reconfigured.
 - An area of private amenity space to be retained to the rear of N.28.
 - All associated site works, landscaping and drainage works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to refuse permission for the following reasons:

1. 'The proposed development is in Flood Zone A as designated by the Fingal County Development Plan 2023-2029 Strategic Flood Risk Assessment and is therefore in an area which is at risk of flooding. The application has not provided any site-specific flood risk assessment, and the proposed house would provide seriously inadequate floor levels. The proposed development therefore fails to address or meet the justification test for development required by the 'Planning System and Flood Risk Management' Guidelines and fails to comply with the recommendations of the Fingal Strategic Flood Risk Assessment, contrary to Objectives IUO16 and IUO18 of the Fingal County Development Plan 2023-2029.
2. The proposed development by reason of its design, scale and mass would not be sympathetic to the surrounding character of the area and as a result would be overbearing, would negatively impact the residential amenity of adjoining properties, and would be contrary to Objective SPGHO42 of the Fingal Development Plan 2023-2029, which seeks to ensure that infill development is sympathetic to its setting. To permit the proposed development would be contrary to the RS zoning objective of the Fingal Development Plan 2023-2029, which seeks to protect and improve residential amenity.'

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planning Authority considered that the proposed development was acceptable in terms of the RS - Residential zoning that applies to this site and the Fingal Development Plan supports infill development such as this. Adequate separation distances would be provided, and room sizes would also be acceptable. Rear garden/ amenity space would also be acceptable. Noted that permission was refused for similar developments on this site due to flood risk and due to the design in terms of bulk/ height. The proposed development is for a

single storey house but is still considered to be excessive in terms of bulk and scale and issues of flood risk have not been addressed. No Site-Specific Flood Risk Assessment has been undertaken or provided.

3.2.2. Other Technical Reports

- Water Services Department:

Flood Risk: Refusal recommended, site is in Flood Zone A and no justification has been provided. Finished floor levels are indicated to be 3.45m AOD and should be at least 4.53m AOD.

Surface Water: No objection subject to conditions.

- Transportation Planning Section:

Access: Is acceptable and suitable sight lines can be provided.

Car Park: Adequate provision can be provided.

Layout: No concerns as cars can exit the site in forward gear.

Emergency Vehicle Access: Suitable access can be achieved.

3.3. Prescribed Bodies

None requested.

3.4. Third Party Observations

Two submissions objecting to the proposed development were received and comments, in summary, were as follows:

- The proposed development by reason of its design, scale/ mass and site coverage would adversely affect adjoining properties through overlooking and overshadowing.
- The proposed house would be too close to adjoining properties and would give rise to overlooking of private garden space.
- Infill houses in the area are of more modest nature than this excessively large house.
- The site is located within an area that floods and is in Flood Zone A.

- The location is within a highly sensitive landscape.
- Concern about the use of glazing that extends from floor to ceiling level on the ground floor.
- Concern that the boundary treatment is not adequately indicated on the site layout plan.
- The proposed house would overlook the golf course to the north and would directly overlook a hole/ fairway. A seating areas is proposed on this side of the house and this would give rise to overlooking.
- The proposed development could adversely affect drainage in the form of a 'French Drain' within the golf course that drains the local area.

4.0 Planning History

PA Ref. F24A/0391E refers to a June 2024 decision to refuse permission for the demolition of a single storey garage to the side of No. 28 Howth Road and the construction of a two-storey three bedroom flat roofed house to the rear.

Development provided for new access, private amenity space, car parking and all associated site works. Two reasons for refusal were issued and included the design would be out of character with the area in terms of design/ scale and mass and would be overbearing and secondly the site is in Flood Zone A and fails to comply with the requirements of the Fingal Strategic Flood Risk Assessment as well as being contrary to Objective IUO18 of the Fingal Development Plan 2023 – 2029.

PA Ref. F23A/0734 refers to a February 2024 decision to refuse permission for the demolition of a single storey garage to the side of No. 28 Howth Road and the construction of a two-storey three bedroom house to the rear. Development provided for new access, private amenity space, car parking and all associated site works. Two reasons for refusal were issued and included the design would be out of character with the area in terms of design/ scale and mass and would be

overbearing and secondly the site is in Flood Zone A and no justification has been provided here.

PA Ref. F07A/1315 refers to a March 2008 decision to grant permission for (A) Construction of a four bedroom one and two storey, split level, dormer style detached dwelling including rear first floor terrace and double garage to front, all at rear of existing dwelling and (B) widening of existing vehicular entrance to create shared access, and all associated site works.

ABP Ref. 307298/ PA Ref. F20A/0043 refers to a September 2020 decision to grant permission for the demolition of existing extensions, minor alterations to existing No.30 Howth Road and construction of a single house. Two houses were applied for but the Board decided to omit one.

5.0 Policy Context

5.1. Development Plan

- The subject is zoned with the land-use zoning objective RS, 'Residential' in the Fingal Development Plan 2023 - 2029, the objective of which seeks to 'Provide for residential development and protect and improve residential amenity.'
- The Howth Road is designated as a Secondary cycle route in the GDA Cycle Network Plan, along the front of the site.
- Landscape Character - coastal, highly sensitive.
- The subject site is located within Noise Zone D associated with Dublin Airport.
- A Strategic Flood Risk Assessment is included with the application and clearly indicates that this site is located within Flood Zone A – Appendix A, Map no. 26.

The following objectives are relevant to this development:

Chapter 3: Sustainable Placemaking and Quality Homes

- Objective SPQHO40 - Development of Corner or Wide Garden Sites:

'Favourably consider proposals providing for the development of corner or wide garden sites within the curtilage of existing dwellings in established residential areas

subject to the achievement of prescribed standards and safeguards set out in Chapter 14 Development Management Standards.'

- Objective SPQHO42 - Development of Underutilised Infill, Corner and Backland Sites:

'Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.'

- Objective SPQHO43 - Contemporary and Innovative Design Solutions:

'Promote the use of contemporary and innovative design solutions subject to design respecting the character and architectural heritage of the area.'

Chapter 11: Infrastructure and Utilities

the immediate vicinity of the site.

- Objective IUO16 - OPW Flood Risk Management Guidelines

'Have regard to the OPW Flood Risk Management Guidelines 2009, as revised by Circular PL 2/2014, when assessing planning applications and in the preparation of statutory and non-statutory plans and to require site specific flood risk assessments to be considered for all new developments within the County. All development must prepare a Stage 1 Flood Risk Analysis and if the flooding risk is not screened out, they must prepare a Site-Specific Flood Risk Assessment (SSFRA) for the development, where appropriate.'

- Objective IUO17 –Strategic Flood Risk Assessment

'Implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of the Fingal Development Plan 2023–2029.'

- Objective IUO18 - SFRA Recommendations

'All Flood Risk Assessments must comply with the recommendations from the SFRA report.'

Chapter 14: Development Management Standards

- Objective DMSO19 - New Residential Development:

‘Require that applications for residential developments comply with all design and floor area requirements set out in:

- Quality Housing for Sustainable Communities – Best Practice Guidelines 2007,
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009, the companion Urban Design Manual – A Best Practice Guide, DEHLG 2009,
- Sustainable Urban Housing: Design Standards for New Apartments 2020.’
- Objective DMSO31 - Infill Development

‘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.’

- Table 14.4: Infill Development

‘Infill Development presents unique opportunities to provide bespoke architectural solutions to gap sites and plays a key role in achieving sustainable consolidation and enhancing public realms.

Proposals for infill development will be required at a minimum to:

- Provide a high-quality design response to the context of the infill site, taking cognisance of architectural form, site coverage, building heights, building line, grain, and plot width.
- Examine and address within the overall design response issues in relation to over-bearance, overlooking and overshadowing.
- Respect and compliment the character of the surrounding area having due regard to the prevailing scale, mass, and architectural form of buildings in the immediate vicinity of the site.
- Provide a positive contribution to the streetscape including active frontage, ensuring that the impacts of ancillary services such as waste management, parking and services are minimised.

- Promote active street frontages having regard to the design and relationship between the public realm and shopfronts of adjacent properties.'

Objective DMSO215 - Precautionary Principle and Flood Risk

'Require all developments in the County to be designed and constructed in accordance with the Precautionary Principle as detailed in the OPW Guidelines and to minimise the flood risk in Fingal from all potential sources of flooding as far as is practicable, including coastal, pluvial, fluvial, reservoirs and dams, and the piped water system.'

- Objective DMSO125 - Management of Trees and Hedgerows

'Protect, preserve and ensure the effective management of trees and groups of trees and hedgerows.'

5.2. National Guidance

- Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)

SPPR 1 - Separation Distances 'It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.'

- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Nov 09)

5.3. Natural Heritage Designations

- Baldoyle Bay (site code 000199) pNHA is approximately 265m to the north of the subject site.
- The nearest European Sites are Baldoyle Bay SPA (site code 004016) and Baldoyle Bay SAC (site code 000199) which are 265m to the north of the subject site.

5.4. EIA Screening

See Form 1 – Appendix A. The proposed development is of a Class under Schedule 5 and below threshold. Having regard to the nature, scale and location of the proposed development and the criteria set out in Schedule 7 of the Regulations, I have conducted a preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A first party appeal has been received and the following points, in summary, are made:

- The Planning Authority has misinterpreted the proposed development in terms of compliance with the OPW defined Flood Zone and the National Planning Framework 2040 as expressed in the Final County Development Plan 2023 – 2029. Considers that the site is in Flood Zone C and not A and is at a low probability of flooding. Report from MTW Consulting Engineers confirms that the risk of flooding is low with the most recent event in February 2002.

- Refers to the Planning Authority report and that the development is substantially compliant with the Fingal Development Plan 2022 – 2029.
- In terms of design, the development is justified on the basis of need for infill housing, adequate site screening, set back from the road, screened from the golf course, adequate open space is provided and retained for the existing house. Issues of direct overlooking do not arise and any impact on neighbours would be negligible.
- The need to raise the floor levels would give rise to impact on neighbouring properties through overbearing.

Copy of Planning Statement and MTW Consultants response letter included in support of the appeal.

6.2. Submissions

- A single observation was received and is concerned about the scale of the development, impact on residential amenity including overlooking and overshadowing and notes the location of the site within a flood risk area. Also raises issues in relation to the lack of dimensions on the submitted plans and lack of detail on the submitted site layout plan.

6.3. Planning Authority Response

- The site is in Flood Zone A, no Site Specific Flood Risk Assessment was submitted in support, and the house is provided with inadequate finished floor levels. The development was refused on flood risk. No reference is made to the Fingal SFRA and reference to CFRAMS is not appropriate. The appeal reads as a challenge to the Fingal SFRA and as such the proposed development would materially contravene Objective IUO18 and would be contrary to Objectives IUO17 and IUO17.
- The proposed houses is considered to be excessive for this location and reads as a two storey unit rather than as the proposed single storey unit.

Requests that the decision to refuse permission be upheld, conditions are included in the event that permission is granted.

7.0 Assessment

7.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- Nature of the Development
- Issue of Flooding
- Design and Impact on the Character of the Area
- Impact on Residential Amenity
- Water Supply and Drainage
- Access and Transportation

7.2. Nature of the Development

- 7.2.1. The proposed development consists of the demolition of a garage to the side of No. 28 Howth Road, Sutton to facilitate an access to the rear of the house, and to provide a detached dormer type house with four bedrooms on this site. The proposed house and the existing house would be provided with adequate open space to serve the needs of the residents of these units.
- 7.2.2. The Fingal Development Plan seeks to facilitate and promote the development of infill housing in appropriate locations, and this site is suitably zoned for residential development, is in an established residential/ urban area with a wide range of services and has good public transport in the form of the DART service from Sutton station and a bus route along the Howth Road to the front of the site.

7.3. Issue of Flooding

- 7.3.1. As part of the development plan process a Strategic Flood Risk Assessment (SFRA) was undertaken for the Fingal area and which had regard to OPW and CFRAM data/ information. The report is dated April 2023 and I am taking it to be the most up to date information in relation to flooding within the Fingal area. Appendix A of the SFRA provides the flood maps of the county area and the subject site is detailed on Map 26. The subject site is clearly in Flood Zone A. The Fingal County Council Senior Planner has confirmed this by response to the appeal dated 6th June 2025.
- 7.3.2. The applicant/ appellant has referenced the 'Strategic Flood Risk Assessment for Fingal Development Plan 2017-2023' and 'The Planning System and Flood Risk

Management Guidelines for Planning Authorities'. The consulting engineers report is dated January 2025, and there is no indication as to why they have not used the most up to date information with particular reference to the SFRA dated 2023. Their response to the appeal notes the SFRA 2023 – 2029 but refers back to the OPW modelling of the area and considers the site to be more appropriately to be located within Flood Zone C. There is no indication that the assessment has considered what any potential impact could be on existing properties in the area.

- 7.3.3. I am satisfied that the site is in Flood Zone A and as the potential for flooding is sea related, there is a 1 in 200 year probability of flooding (Table 3.2: Flood Zones of the Fingal SFRA). Development in this area should undergo a justification test, with only limited types of development acceptable here. The provision of a dwelling house is considered to be a Highly Vulnerable Development (Table 3.3 of the SFRA). Whilst the lands are zoned for residential development, the proposed use is not acceptable in Flood Zone A. The applicant has not provided a suitable justification for this development, and I therefore recommend that permission be refused for the proposed house and associated works, for failure to demonstrate suitability of development within Flood Zone A. The development also fails to demonstrate compliance with the requirements of the Fingal SFRA which forms part of the Fingal Development Plan 2023 – 2029.

7.4. Design and Impact on the Character of the Area

- 7.4.1. The applicant has proposed a two storey detached house on this site. Leaving aside the issue of flooding, the applicant has proposed a large four bedroom house on this site. The ridge height of this house is given as 8.7m though I accept that the height varies due to the design and topography of the site, there is a gentle fall on a south to north axis, and this has an impact on the height as viewed from adjoining sites. The proposed floor area is given as 280sqm.
- 7.4.2. I am concerned that the proposed unit would have an adverse effect on adjoining properties through bulk/ mass and height of the structure as viewed from the rear gardens. Separation distances of between 1.5m and 2.7m would generally be acceptable but the issue of height and the depth of the house have a significant adverse impact on the character of the area.

- 7.4.3. The applicant has applied for houses on this site before and the two most recent applications were refused permission. I am satisfied that if the issue of flooding could be resolved, it should be possible to get a house on this site. The provision of a two storey house here, which is effectively what this unit, is not appropriate and such a unit would dominate the established area rather than integrate with it.
- 7.4.4. I note comment was made about the issues of overshadowing and overlooking. Through the height/ bulk and location of the house, it will give rise to increased overshadowing of the gardens to the west in the morning and those to the east from the afternoon to sunset. This should be considered in the event that a future application is made here. The two storey nature of the house will give rise to overlooking of adjoining properties. The level of overlooking from this house would be far greater than that of an extension to an existing house. The design has included the upper side windows in the side roof profile, but there is a lack of detail on whether or not this would address potential overlooking.
- 7.4.5. I am satisfied that the proposed development would not have a negative impact on the character of the area when viewed from the Howth Road. The proposed house is set back from the rear building line of No. 28 and no visual impact issues arise from this viewpoint.

7.5. Impact on Residential Amenity

- 7.5.1. The proposed house provides for adequate room sizes and floor area and is provided with more than adequate private amenity space. Off-road car parking is clearly available on site and the existing house would be provided with adequate car parking and open space.
- 7.5.2. Adequate separation distances are provided between the proposed and existing houses, with the minimum of 22m easily achieved here. I have already commented on my concerns regarding impact on adjoining properties and for those reasons I recommend that permission be refused due to the design of this house being out of character with the established form of development in the area and would adversely impact on the residential amenity of those living in adjoining properties.

7.6. Water Supply and Drainage

- 7.6.1. No issues of concern were raised in relation to water supply and foul drainage. The site is located in an urban area with public mains water and foul drainage available.

- 7.6.2. The Fingal Water Services Department raised no issues in relation to surface water drainage; it should be possible to provide for a suitable surface water drainage system here.

7.7. Access and Transportation

- 7.7.1. As per the Fingal Transportation Planning Report, there are no issues in relation to access and car parking provision. Whilst the existing Howth Road is busy with traffic and there is a cycle track to the front of the site, this would assist in cars coming out or going into the site as road speeds would be kept low.
- 7.7.2. Adequate car parking is available for both the existing and the proposed house.

8.0 AA Screening

- 8.1 I have considered the subject development, which comprises the construction of a new dwelling in light of the requirements S177U of the Planning and Development Act 2000 (as amended). The subject development is located in an urban area approximately 265m to the south of Baldoyle Bay SPA (site code 004016) and Baldoyle Bay SAC (site code 000199).
- 8.2 The subject development comprises a single dwelling and has no hydrological or other connection to any European site.
- 8.3 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment as there is no conceivable risk to any European site. The reason for this conclusion is as follows:
- The scale and nature of the development;
 - The distance to the nearest European site and the lack of connections; and,
 - Taking into account the screening determination of the Planning Authority.
- 8.1. I conclude on the basis of objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore a retrospective Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

9.0 Water Framework Directive

- 9.1. The subject site is located approximately 320m to the north of Dublin Bay, but there are no watercourses adjacent to the site, and the subject site overlies the Dublin Ground Waterbody. The proposed development consists of the construction of an infill house to the rear of an existing house on the Howth Road, Sutton.
- 9.2. 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. I have undertaken a WFD Impact Assessment Stage 1: Screening and which is included in Appendix 1 after my report. This assessment considered the impact of the development on the:
- Groundwater
- 9.3. The impact from the development was considered in terms of the construction and operational phases. Through the nature of the development, and distance to the relevant waterbodies, all potential impacts can be screened out.

Conclusion

- 9.4. 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.

10.0 Recommendation

I recommend that planning permission should be refused for the following reasons.

11.0 Reasons

1. The proposed development is in an area which is deemed to be at risk of flooding, by reference to the current Fingal Development Plan 2023 – 2029 and with particular reference to the Strategic Flood Risk Assessment (SFRA) which

forms part of the plan, and the documentation on file. Objective IUO17 of the Fingal Development Plan 2023 – 2029 requires the full implementation and compliance with the recommendations of the SFRA, which was ‘prepared as part of the Fingal Development Plan 2023 – 2029’ and under Objective IUO18, ‘All Flood Risk Assessments must comply with the recommendations of the SFRA report’. The applicant has not demonstrated compliance with Objectives IUO17 and IUO 18. Therefore, having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk. the proposed development would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the restricted nature, and the location of this site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form, height and design would constitute overdevelopment of a limited site area, would be visually obtrusive when viewed from rear gardens on this section of the Howth Road, and would be out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

Paul O’Brien

Inspectorate

14th August 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-322501-25		
Proposed Development Summary	Construction of a four bedroom detached dormer dwelling including rear first floor terrace, with access from Howth Road. Also, the demolition of garage to the side of the house, reconfiguration of existing vehicular access to the site, drainage and all site works.		
Development Address	No. 28 Howth Road, Suttton, Dublin 13.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	√
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank		Proceed to Q3.
No	Tick or leave blank	√	Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required

No	√	Class 10, (b), (i) (threshold is 500 dwelling units)	Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	√	Threshold is 500 units, the proposal is only for one unit.	Preliminary examination required (Form 2)

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

Inspector: _____

Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-322501-25
Proposed Development Summary	Construction of a four bedroom detached dormer dwelling including rear first floor terrace, with access from Howth Road. Also, the demolition of garage to the side of the house, reconfiguration of existing vehicular access to the site, drainage and all site works.
Development Address	No. 28 Howth Road, Sutton, Dublin 13.
The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations. This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
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 proposal comprises a single development of 1 no. house in an established urban area. The proposal will not give rise to the production of significant waste, emissions or pollutants. By virtue of its development type, it does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.
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	The proposed development is situated in an urban area. The scale of development would not impact on sensitive natural habitats, centres 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).	population and sites of historic/cultural/archaeological importance.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the limited nature and scale of the proposed development (i.e. an infill detached dwelling), its location removed from sensitive habitats/features, the likely limited magnitude and spatial extent of effects, and the absence of in combination effects; there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects There is no real likelihood of significant effects on the environment.	Conclusion in respect of EIA EIA is not required. Yes

Inspector:

Date:

Appendix 3: WFD IMPACT ASSESSMENT STAGE 1: SCREENING

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

An Bord Pleanála ref. no.	ABP-322501-25	Townland, address	Sutton, Dublin 13.
Description of project		Construction of a four bedroom detached dormer dwelling including rear first floor terrace, with access from Howth Road. Also, the demolition of garage to the side of the house, reconfiguration of existing vehicular access to the site, drainage and all site works.	
Brief site description, relevant to WFD Screening,		The site is located in an urban location. The subject site area is 0.055 hectares. There are no watercourses on or adjacent to the site. The coastlines is over 320m from the subject site.	
Proposed surface water details		Surface water to be disposed on site.	
Proposed water supply source & available capacity		Public supply.	

Proposed wastewater treatment system & available capacity, other issues			Public supply.			
Others?			N/A			
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)
e.g. lake, river, transitional and coastal waters, groundwater body, artificial (e.g. canal) or heavily modified body.	Underlying site	Dublin Ground Waterbody (IE_NW_G_08)	Good	Not at Risk	N/A	Discharge to Groundwater

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	Water body 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.	Site clearance & Construction	Cavan Ground Waterbody (IE_NW_G_008)	Indirect impact via Potential hydrological pathway	Water Pollution Surface water run-off	Disposal on site. Minor nature of the development	No	Screen out at this stage.

OPERATIONAL PHASE

3.	Surface Water Run- off	Cavan Ground Waterbody (IE_NW_G_0 08)	Indirect impact via Potential hydrological pathway	Water Pollution	Minor nature of the development	No	Screen out at this stage.
DECOMMISSIONING PHASE							
6.	N/A	N/A	N/A	N/A	N/A	N/A	N/A