



An
Coimisiún
Pleanála

Inspector's Report ACP-322899-25

Development	Demolition works and extensions to house, construction of 2 houses and all ancillary & associated site development works.
Location	1 Grange Park Avenue, Donaghmede, Dublin 5, D05YH64
Planning Authority	Dublin City Council North
Planning Authority Reg. Ref.	3004/25
Applicant(s)	Bryan Tighe & Ciara O'Brien
Type of Application	Permission
Planning Authority Decision	
Type of Appeal	Third Party
Appellant(s)	Bernardo Langara & Others Niall & Lorraine Fanning
Observer(s)	None
Date of Site Inspection	16/09/2025
Inspector	Gillian Kane

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	4
3.3. Prescribed Bodies	5
3.4. Third Party Observations	5
3.5. Further information	5
3.6. Reports on File following submission of Further information	5
4.0 Planning History	5
5.0 Policy Context	6
5.1. Sustainable Residential Development & Compact Settlement Guidelines 2024	6
5.2. Dublin City Development Plan 2022-2028	7
5.3. Natural Heritage Designations	8
5.4. EIA Screening	8
6.0 The Appeal	9
6.1. Grounds of Appeal Bernardo & Orla Langaro & Others	9
6.2. Grounds of Appeal of Niall & Lorraine Fanning	13
6.3. Applicant Response	14
6.4. Planning Authority Response	16
6.5. Observations	16
7.0 Assessment	16
7.2. Principle of Development	17

7.3. Visual Impact	18
7.4. Impact on Residential Amenity.....	18
7.5. Traffic and Car Parking	19
7.6. Other	20
8.0 Water Framework Directive	20
9.0 AA Screening.....	20
10.0 Recommendation	21
11.0 Reasons and Considerations.....	21
12.0 Conditions	21
13.0 Form 1 - EIA Pre-Screening	26
14.0 Form 2 - EIA Preliminary Examination.....	27

1.0 Site Location and Description

- 1.1.1. The subject site is located in the north Dublin suburb of Donaghmede, in a mature residential area comprised predominantly of semi-detached two-storey dwellings. The subject site is a corner plot, located at the junction of Grange Park Avenue and Grange Park Road and currently has a low boundary wall with large side garden and rear vehicular access. The existing dwelling on site has a single storey car port to the side and a detached shed to the rear.

2.0 Proposed Development

- 2.1.1. On the 7th January 2025, permission was sought for a development comprising the relocation of an existing vehicular entrance, partial demolition of the existing dwelling, creation of two new vehicular entrances and a pedestrian entrance and the construction of two three-storey dwellings.
- 2.1.2. Details provided in the application form include:
- Total site area: 615sq.m.
 - Floor area to be retained: 141sq.m.
 - Floor area of new development: 256sq.m.
 - Proposed plot ratio 0.58, site coverage 31.1%
- 2.1.3. The application was accompanied by a Planning report and a Services Report.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. On the 3rd June 2025, the Planning Authority issued a notification of their intention to GRANT permission subject to 9 no. standard conditions.

3.2. Planning Authority Reports

- 3.2.1. **Drainage Division:** No objection subject to conditions.
- 3.2.2. **Transportation Planning:** Proposed vehicular entrances for dwelling A and existing dwelling do not comply with appendix 4.3.1 of the development plan. The creation of a vehicular entrance as part of the footpath dishing is not acceptable due to creation of hazard for road users, particularly pedestrians. No concern with entrance for dwelling B or lane to existing shed. Further information required.

3.2.3. **Planning Report:** Principle of proposed development acceptable. Proposed dormers are acceptable. Internal spaces comply with the exception of the width of the living rooms. New dwellings will breach the established building line, will have a visual impact. Number of similar developments in the area, in line with policy QHSN6 and QHSN04. Boundary wall will create visual impact but is reasonable in the context. Overlooking is acceptable and overshadowing is not significant. Notes the report of the Transportation department and request for further information.

3.3. **Prescribed Bodies**

3.3.1. None on file.

3.4. **Third Party Observations**

3.4.1. Observations on file raised concerns regarding overlooking, density, parking, commercial enterprise, impact on residential amenities, excessive scale and height, undesirable precedent.

3.5. **Further information**

3.5.1. On the 28th February 2025, the applicant was requested to address the requirements of the transportation department. On the 2nd May 2025, the applicant responded to the request, noting all vehicular entrances on site will be 3m. Entrance to dwelling A relocated to avoid conflict with pedestrian crossing.

3.6. **Reports on File following submission of Further information**

3.6.1. **Transportation:** no further comments, subject to condition.

3.6.2. **Planning:** notes the report of the transportation department and recommends grant of permission subject to conditions.

4.0 **Planning History**

4.1.1. Planning Authority reg. ref. **6607/07:** Planning permission granted for two-storey, four-bedroom house to side of existing dwelling at 1 Grange Park Avenue. This was not implemented.

5.0 Policy Context

5.1. Sustainable Residential Development & Compact Settlement Guidelines 2024

- 5.1.1. The guidelines expand on the higher-level policies of the National Planning Framework (NPF) in relation to the creation of settlements that are compact, attractive, liveable and well designed. There is a focus on the renewal of settlements and on the interaction between residential density, housing standards and placemaking to support the sustainable and compact growth of settlement.
- 5.1.2. In accordance with the provisions of Section 34 of the Act when making a decision in relation to an application that includes a residential element or other elements covered by these guidelines, the Planning Authority is required to have regard to the policies and objectives of the Guidelines and to apply the specific planning policy requirements (SPPRs).
- 5.1.3. Of relevance to the subject application are the following:
- Residential densities of 50-250dhp for city-urban neighbourhoods in Dublin and Cork with typical density range for low rise apartments – c.100-150 dph,
 - **SPPR1** – separation distances
 - **SPPR2** - Apartments and duplex units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates). All residential developments are required to make provision for a reasonable quantum of public open space.
 - **SPPR3**: In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.
 - **SPPR4**: It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors.

5.2. **Dublin City Development Plan 2022-2028**

- 5.2.1. The site is zoned 'Z1' the objective of which is 'To protect, provide and improve residential amenities'.
- 5.2.2. **Section 15.5.2** Infill Development; Infill development refers to lands between or to the rear of existing buildings capable of being redeveloped i.e. gap sites within existing areas of established urban form. Infill sites are an integral part of the city's development due to the historic layout of streets and buildings. Infill development should complement the existing streetscape, providing for a new urban design quality to the area. 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
- 5.2.3. Regarding **houses in side gardens**, section **15.13.3** states that 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

5.3. Natural Heritage Designations

- 5.3.1. The nearest designated site is North Bull Island SPA (Site Code 004006) and North Dublin Bay SAC (Site Code 000206), located 3km to the east.

5.4. EIA Screening

- 5.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required

6.0 The Appeal

6.1. Grounds of Appeal Bernardo & Orla Langaro & Others

6.1.1. Residents of no. 48 Grange Park Road. Letter of appeal is also signed by 4 no. other dwellings of Grange Park Road (no.s 50,52,56 and 54).

- Planning Authority failed to properly consider objections to the proposed development, as required by section 34(3)(b) of the Act.
- Noticeable lack of evidence that Planning Authority addressed the substance of the issues raised. Only a selection of concerns listed under section 8.0 of the planning report.
- The list of issues addressed in section 10.0 of the planner report limits the scope of assessment to a narrow, arbitrary set of issues, failing to reflect the broad range of concerns raised by the residents.
- This is a significant procedural shortcoming and may give rise to a legal challenge. The Coimisiún is expected to analyse each issue.
- The provision of an ensuite for each bedroom gives rise to an assumption that the dwellings are for rental purposes – self-contained bedrooms or self-contained apartments with shared communal space.
- The attic storage could be used as a fourth bedroom.
- The configuration of the landing, the additional pedestrian entrances and the configuration of proposed parking point to a tenement-style design.
- Rooms in the existing property are available for rent. This is inconsistent with the well-settled neighbourhood and the Z1 zoning.
- Should the Coimisiún grant permission, a condition restricting sub-division or letting of the properties should be attached.
- The proposed one car space per dwelling will not be sufficient if the property is used for rental.
- The proposed driveways on Grange Park Avenue are in close proximity to the busy junction, increasing danger to road users particularly the elderly and children.

- The proposed dwellings could contain four bedrooms with two persons per bedroom this would result in 16 no. cars where only two spaces are proposed.
- This shortfall in car parking will cause on-street congestion, obstruct visibility and create risks for pedestrians. This could only be mitigated by a condition restricting the subdivision or letting of the properties.
- The proposed development will break the building line on Grange Park Road and will constitute an incongruous, visually obstructive form of development, having a negative impact on the amenity of the area.
- The negative impact of the development will be exacerbated by the scale and footprint of the proposed development.
- The 250m straight line down Grange Park Road was intended to be a distinctive feature. A break in this line would be visually impacting and would significantly impact the character of the road.
- The proposed development would be out of character with the established patterns and layout of buildings and spaces, would diminish the character of the intact & coherent streetscape, would over develop the site, would seriously injure the visual amenity and would contravene the policies of the development plan.
- The development and its precedent would be contrary to the proper planning and sustainable development of the area.
- All precedents cited in the Planning Authority planning report are single family homes for owner occupation, not for commercial purposes.
- The distinction that the proposed dwellings are likely to be investment properties was not acknowledged by the Planning Authority planning report. This has implications for residential amenity, community cohesion and long-term occupancy patterns. No precedent for this form of development exists.
- The Planning Authority's planner's conclusion that the visual impact is reasonable fails to distinguish between the nature of the previously permitted and proposed developments.
- The likely commercial nature of the proposed development significantly alters the impact on the character of the area, including increased number of occupants,

reduced community engagement, diminished residential amenity, increased car parking with associated risks.

- The planner's conclusion of 'reasonable' overlooking impacts, fails to consider the cumulative impacts of multiple intrusive elements, including overlooking combined with the proximity to no. 31 Grange Park Road. Overshadowing of front gardens undermines residential privacy.
- Front gardens serve an important residential amenity role and even with an 11m separation, overshadowing can reduce sunlight, affect planting and diminish residential enjoyment.
- The subject application does not include quantitative shadow studies or detailed analysis to substantiate the claim of minimal overshadowing.
- The Planning Authority assessment of overlooking and overshadowing falls short of the comprehensive and reasoned analysis required under the Act.
- The proposed development constitutes significant over development, would be subordinate to the building in scale and design, would adversely affect the amenities of neighbouring properties and would have an adverse impact on the character of the existing building and entire streetscape.
- The density of 6 no. bedrooms on the site is more dense than the usual single 4-bedroom house or 2 no. two bedroom house.
- The single 4-bedroom house at 67 Grange Park Road is not comparable as the floor area is only 175sq.m.
- The schedule for all rooms has not been submitted, as required by section 15.11.1 of the development plan. The proposed living rooms of 3.05m is below the 3.8m required for a 5person dwelling. Insufficient storage areas, as required under section 5.9.2. Aggregate bedroom areas barely meet the 32sq.m. minimum.
- The excessively scaled dormer windows are unsightly, visually obtrusive and overlook no. 31 Grange Park Road.
- The dormer windows which look out on the whole of Grange Park Road will be large light screens at night. Dormer windows were permitted to be retained in 75 Grange Park Road.

- The application form refers to 2 no. two-bedroom apartments rather than houses. This is misleading, undermines transparency and should be deemed invalid.
- A construction management plan for demolition was not submitted with the application. Section 8 of the Act requires full disclosure in planning applications. This has knock on implications for site access, crane access, removal of debris from site, timelines and point of contacts and identification of contractor.
- The side location of the subject site at a busy junction, in an area of families means obstructions must be justified.
- Any importation of materials to the site that requires cranes or supports, must be considered in terms of over sailing, obstruction of access and restriction of sight lines.
- Storage of construction materials must be considered. No traffic flow or control measures have been identified.
- The proposed development on a prominent site would be out of character with the pattern of development in the area and would be contrary to the proper planning and sustainable development of the area.
- Permission was twice refused at 1 Grange Park Road (4495/09 and 2479/19) for reasons put forward in this appeal.
- Permission was granted on the subject site (6607/07) with restrictive conditions, such was the perceived negative impact on the development. This development was not constructed.
- The proposed development is substantial in scale and will affect the character of the existing dwelling, contrary to the provisions of Appendix 18 of the development plan.
- Permission was refused by An Coimisiún Pleanála on similar corner sites due to breach of building lines, such as that would be caused by the proposed development: PL29S.221834, PL29N.202184, PL29N.200908 and PL29S.218605.
- In conclusion the Coimisiún is requested to refuse permission.

6.2. Grounds of Appeal of Niall & Lorraine Fanning

- Residents of no 31 Grange Park Road, property adjoining the subject site.
- At 1 Grange Park Road, under PL29N.236288 (Planning Authority reg. ref. 4495/09) a two storey dwelling of 8.3m wide was refused permission on the basis that it would constitute an incongruous visually obtrusive form of development due to its prominent location within the streetscape and clear breach of building line along Raheny Road.
- A revised application at 1 Grange Park Road (2479/19) had a part-two, part one-story section, total width of 7m and a two-storey section of 3.8m wide. This development was refused permission by Dublin City Council on the grounds of visual prominence and breaking the building line. The Board granted permission but noted that the two-storey building in the initial proposal would have been overbearing. No evaluation of this development was made in the planning assessment of the planners report.
- The proposed development has a similar impact on a visually dominant and clear building line. The proposed two-storey building has a width of 9.72m, greater in width and prominence than that refused in 2019.
- The impact of the proposed development will be significantly greater on the building line on Grange Park Road and Grange Park Avenue than the previously refused development at 1 Grange Park Road.
- Notes that a new development plan and new housing pressures are in place. Section 15.4.2 of the development plan requires consideration of character of the area, existing context in terms of established pattern, form, density and scale.
- Section 15.5.2. of the development plan requires consideration of existing streetscapes and integration with surroundings. The appellant submits that the two An Bord Pleanála decisions are still relevant under the new development plan.
- The Planning Authority planning assessment of developments in the area that break the building line, is not comparable in terms of detrimental impact on the streetscape and surrounding area. The negative impact of the proposed development on the 250m approach down Grange Park Road and the junction

with Grange Park Avenue is excessive and should have been considered in the planning report.

- The failure of the Planning Authority to consider the relevant An Bord Pleanála decisions and the failure to consider the excessive detrimental impact on the streetscape is significant. A more appropriately sized development should be considered.
- The planning report does not consider the on-street parking that will arise from the proposed development, the impact of which will be significant.
- The only place for car parking will be the small distance between 31 Grange Park Road and the corner of Grange Park Avenue. There will be numerous cars parking, negatively impacting visibility for cars and cyclists turning from the Avenue to the Road. The community has elderly drivers and is a cycle route to the school on Grange Park Avenue. Dublin City Council have not addressed this safety risk.
- The planning report did not raise a concern about the proposed side entrance adjoining the appellant's front entrance.
- Section 15.4.5 of the development plan states that developments should be designed to promote safety and security and avoid anti-social behaviour by avoiding the creation of dark or secluded areas. The proposed side entrance contravenes this policy and should be refused.

6.3. Applicant Response

6.3.1. The applicant responded to the two third-party appeals. The response can be summarised as follows:

- The density of the proposed development is 48.8 units per ha. This is within the recommended 40-80 units per ha. of the 2024 Compact Settlement Guidelines.
- No. 67 Grange Park Road is not a precedent. The proposed development is a more sustainable form of development.
- The subject site is located in parking zone 2, with a maximum provision of 1 no. space per dwelling, as per the 2024 Compact Settlement Guidelines.

- A separation distance in excess of 13m is achieved between the proposed first floor windows and the boundary to the immediate west. Proposed dormer windows are further set back. Rear windows at first floor are in line with the front garden of no. 1 Grange Park Avenue and therefore cannot contribute to meaningful overlooking of any private amenity areas.
- The Planning Authority assessed the impact of overshadowing and this reflects the practical application of the sun's orientation relative to the proposed development.
- The only property to be affected by the proposed development is a stairwell or bathroom window in no. 31 Grange Park Road. This impact will be limited to the morning.
- The Coimisiún is requested to have regard to the list of precedent developments noted by the applicant at application stage. 75 Grange Park Road – 2 dwellings in side garden, 250m to the east of the subject site, breaks the established building line.
- Subject proposal achieves an appropriate balance between protection of visual amenity and densification of an under utilised site.
- Density, plot ratio and site coverage demonstrate that subject site is not over developed.
- Proposed dormer windows are not incongruous and provide passive surveillance.
- The previous planning history of the site is not relevant due to the changing planning landscape in the interim.
- No works are proposed to the boundary wall with no. 31 Grange Park Road. The side entrance will be enclosed by a 1m high wall on its northern side and will be easily visible along Grange Park Road.
- There is no requirement to provide a construction management plan for a development of two dwellings.
- The reference to 2 no. apartments rather than dwellings in the application is clearly an error.

- There is no requirement to provide details of the intended use of the proposed dwellings.
- The storage areas in the attic are of insufficient height to be for habitable use, which would not comply with fire regulations.
- The Coimisiún is requested to disregard conjecture regarding tenement development.
- The appellants appear to accept breaches of the building line where development is not for commercial purposes.
- The Planning Authority planning report comprehensively assessed the proposed development. It is the case officer's prerogative not to focus on items of no planning relevance.
- The Coimisiún is requested to grant permission.

6.4. Planning Authority Response

- 6.4.1. The Planning Authority the Coimisiún to uphold their decision to grant permission and to attach conditions requiring the payment of a s48 development contribution and a naming and numbering condition.

6.5. Observations

- 6.5.1. None on file.

7.0 Assessment

- 7.1.1. I have examined the file and the planning history, considered national and local policies and guidance and inspected the site. I have assessed the proposed development including the various submissions from the applicant, the appellants and the planning authority. I am satisfied that the issues raised adequately identify the key potential impacts and I will address each in turn as follows:

- Principle of development
- Visual Impact
- Impact on Residential Amenity
- Traffic and Car Parking

7.2. Principle of Development

- 7.2.1. The subject site is located in an area zoned for residential development. I note section 15.13.3 of the 2022-2028 development plan wherein the Planning Authority state that they will favourably consider infill housing having regard to development plan policy on infill sites and to facilitate the most sustainable use of land and existing urban infrastructure.
- 7.2.2. One of the appellants submits that the number of bedrooms with ensuite proposed in each dwelling is such that the development is for rental/ investment purposes and could be used as self-contained units that would be akin to a tenement. The proposed end user of the dwellings is not a relevant consideration, once the principle of the proposed development is acceptable and subject to all other planning considerations. Should the Coimisiún decide to grant permission, they may wish to attach a condition restricting the dwellings to first occupation by individual purchasers.
- 7.2.3. I note the many side gardens in the overall Grange Park area on which dwellings have been constructed. Both the applicant and the appellants request the Coimisiún to consider precedents set by other developments in side gardens – ones that were granted and ones that were refused. The subject application is somewhat unusual in that it proposes two dwellings in the side garden, in contrast to the precedents noted by all parties which are for one dwelling only. The exception, is the decision of Dublin City Council to grant permission for two dwellings in the side garden of no. 75 Grange Park Road (Planning Authority reg. ref. 2148/20).
- 7.2.4. The planning history of the subject site is not relevant to the proposed development. The development plan has changed twice in the interim and national policy has been updated to reflect compact settlement in urban areas. The current proposal should be considered in the context of current National Policy, and the provisions of the Dublin City Development Plan 2022-2028.
- 7.2.5. National policy, as set out in the National Planning Framework promotes compact development in existing urban settings. The Settlement Strategy set out in the development Plan promotes compact growth throughout the city through appropriate infill development, and targets growth along key transport routes. The density of the proposed development is in keeping with the pattern of development in the area and

that recommended by Table 3.1 of the Compact Settlement Guidelines (40-80 dwellings per hectare net). The proposed development represents the efficient use of zoned and serviced land and complies with national policy to target 50% of new housing growth in the main cities within the existing built-up footprint or infill lands. The subject site is located in a well-established residential area that is in close proximity to a high frequency public transport route, to schools, recreational areas and retail services. The densification of such areas is a key objective of national and local policy.

7.3. Visual Impact

- 7.3.1. Both appellants submit that the breach of the building line on Grange Park Road is sufficient to warrant a refusal of permission.
- 7.3.2. The proposed development will introduce a new built element at the end of a long straight building line, that is not disputed. The construction of new dwellings in side gardens has become a common feature of established housing estates, with the result that breaches of building lines no longer appear unusual or out of character. I am satisfied that the subject breaking of the building line along Grange Road, at a natural point, where the eye recognises the junction of the two residential roads, is acceptable.
- 7.3.3. The appellant submits that the width of the proposed development is excessive, that the scale of the proposed development is out of character with the area and creates a visual obstruction. As noted above, houses in side gardens are commonplace in the Grange Park development and as such I am satisfied it will not create a visual obstruction.
- 7.3.4. The proposed dwellings have a combined width of 9.3m. That is the same as the existing dwelling at no. 1 Grange Park Avenue. The proposed development will clearly read as two new dwellings but in terms of footprint and scale, the impact will be no greater than a single side garden dwelling. I am satisfied that the location of the subject site at the junction of two roads is such that it is capable of absorbing a development of the scale proposed.

7.4. Impact on Residential Amenity

- 7.4.1. The proposed dormer windows do not overlook any private amenity space or directly oppose windows of any habitable rooms. The overlooking of the front gardens of the

dwellings on Grange Park Road is considered to be acceptable, given the separation distance and the lack of directly opposing windows. With regard to the submission that the proposed dormers will be highly visible at night, I consider the impact to be no different to that from the second floor or attic level windows of any of the dwellings on Grange Park Avenue, when viewed from Grange Park Road.

7.4.2. The proposed dwellings are located to the east of the front garden of the appellants property at no. 31 Grange Park Road. Overshadowing will be limited and confined to the front garden and parking area of that dwelling. I am satisfied it will not cause injury to the residential amenities of the property.

7.4.3. The appellants note that width of the living areas of the proposed dwellings, at 3sq.m. are below the required width of 3.8m (section 5.3.2 of the 2007 Guidelines). I am satisfied that this shortfall is acceptable given that the proposed living rooms (14sq.m. each) exceed the 13sq.m. minimum main living room size (Table 5.1 of the 2007 Sustainable Communities Guidelines). Each dwelling is required to provide 5sq.m. of storage (also table 5.1). Drawing no. 2021_04_P002 shows a storage of 5sq.m. in the proposed utility rooms, a storage closet of 0.5sq.m. and a cloak space of 0.5sq.m at ground level and an attic storage space of 7.6sq.m.

7.5. Traffic and Car Parking

7.5.1. Both appellants raise the issue of parking provision and the impact that would have on traffic safety. The proposed development provides two spaces for the existing dwelling, one space at the front (on Grange Park Avenue) for dwelling A and one space to the rear, off Grange Park Road for dwelling B.

7.5.2. Table 2 of Appendix 5 of the development plan provides car parking standards. The subject site is located in Zone 2 and therefore requires one spaces per dwelling. The proposed development complies with this requirement.

7.5.3. The appellant submits that the number of bedrooms is such that up to 16 no. cars may end up parking on-street. The proposed dwellings comprise two double bedrooms and one single bedroom. This is akin to standard family home and thus should generate the same volume of traffic as a standard family dwelling. The development plan requires one space per dwelling in this location and that is considered a reasonable policy.

7.6. Other

- 7.6.1. The proposed development of two dwellings plus demolition of part of the exiting dwelling is not of sufficient scale to warrant a construction management plan. I am satisfied that the temporary and limited impacts that will arise during the operational phase will be no greater than ordinary residential development. Should the Coimisiún decide to grant permission, a standard condition requiring a CEMP can be attached.
- 7.6.2. I am satisfied that the designated attic storage could not be used as a fourth bedroom, due to the restricted size and height.
- 7.6.3. Regarding the application form reference to two apartments rather than two houses, I am satisfied with the applicant's submission that this was an error. It is clear from the plans and particulars submitted with the application that the proposal is for two dwellings.

8.0 Water Framework Directive

- 8.1.1. No water deterioration concerns were raised in the planning application or appeal. I have assessed the proposed development, on a greenfield site 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 and 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.
- 8.1.2. 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.

9.0 AA Screening

- 9.1.1. Having regard to the nature and scale of the proposed development, the location of the site within an adequately serviced urban area, the physical separation distances

to designated European Sites, and the absence of an ecological and/ or a hydrological connection, the potential of likely significant effects on European Sites arising from the proposed development, alone or in combination effects, can be reasonably excluded.

10.0 Recommendation

10.1.1. I recommend permission be GRANTED for the following reasons and considerations and subject to the following conditions:

11.0 Reasons and Considerations

11.1.1. Having regard to the nature and scale of the proposed development, the provisions of the Dublin City Development Plan 2022-2028, including the zoning objective for the site and the established pattern of residential development in the area, particularly dwellings in side gardens and on corner plots, it is considered that subject to compliance with the conditions set out below, the proposed development would represent an acceptable form of compact development on an infill site, would not seriously injure the visual or residential amenities of the area, would not endanger public safety by reason of traffic hazard and would therefore be in accordance with the proper planning and sustainable development of the area.

12.0 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 2nd day of May 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 (a) Prior to the commencement of either house in 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 the residential unit) pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant houses and duplex 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 dwelling, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified dwelling 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 dwellings, 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.

- 3 Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

4. Prior to commencement of development, the developer shall enter into a water connection agreement with Uisce Eireann.

Reason: in the interest of public health

- 5 A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

- 7 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.
Reason: in the interests of visual amenity. 12 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. The proposed

name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. 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 and to ensure the use of locally appropriate placenames for new residential areas.

- 8 All the in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply 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 sustainable transportation.

9. 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.



Gillian Kane
Senior Planning Inspector

22 September 2025

13.0 Form 1 - EIA Pre-Screening

Case Reference	ACP-322899-25
Proposed Development Summary	Demolition works and extensions to house, construction of 2 houses and all ancillary & associated site development works.
Development Address	1 Grange Park Avenue, Donaghmede, D5.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q2.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)	Schedule 5, Part 2, Paragraph 10 of the Planning & Development Regulations 2001, as amended, relates to Infrastructural Projects, and includes Construction of more than 500 dwellings.
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)?	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector:  Date: 22/09/2025

14.0 Form 2 - EIA Preliminary Examination

Case Reference	ACP-322899-25
Proposed Development Summary	Demolition works and extensions to house, construction of 2 houses and all ancillary & associated site development works.
Development Address	1 Grange Avenue, Donaghmede, Dublin 5.
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 development has a modest footprint, on an infill site in an established residential area, comes forward as a standalone project, does not require any significant demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	Established residential area, fully serviced site, no environmental sensitivities
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).	There is no potential for significant effects
Conclusion	

Likelihood of Significant Effects	Conclusion in respect of EIA <i>[Delete if not relevant]</i>
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector:  Date: 22/09/2025