



An
Coimisiún
Pleanála

Inspector's Report

ACP-323031-25

Development

1) Subdivision of existing site, 2) demolition of shed, 3) construction of house, 4) the relocation of the existing pedestrian access and the provision of a new pedestrian access, 5) landscaping, SUDS drainage and 6) all associated site works.

Location

81 Carrow Road, Drimnagh, Dublin 12

Planning Authority

Dublin City Council

Planning Authority Reg. Ref.

WEB1895/25

Applicant(s)

PECS Limited

Type of Application

Permission

Planning Authority Decision

Refuse permission

Type of Appeal

First Party

Appellant(s)

PECS Limited

Observer(s)

Fintan Keatinge

Date of Site Inspection

15 September 2025

Inspector

Killian Harrington

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1.0 Site Location and Description

1.1 The subject site is located in Drimnagh, Dublin 12 to the north side of Carrow Road. Carrow Road is a residential street linking Galtymore Road to the east and Sperrin Road to the west. The street contains terraced rows of two-storey houses as well as pair of semi-detached houses all with front and rear gardens. The subject property is attached to 83 Carrow Road on its northeastern side. To the west it is bound by 79 Carrow Road and 84 Galtymore Road, which form a semi-detached pair. The curtilage also backs onto 86 Galtymore Road. The subject property has pedestrian access onto Carrow Road with on-street parking and a front, side and rear garden making it one of the larger residential properties on the estate.

2.0 Proposed Development

2.1 The proposed development consists of the subdivision of the existing dwelling site and the following works:

- Demolition of existing single storey rear shed
- Construction of a two storey detached flat roof dwelling of floor area 81.2 sqm to the side of existing dwelling (with 3 no. rooflights, high level rear windows and a front bay window) with a total floor area of 81.2 sqm
- The proposed dwelling will be a 2 bedroom 3 person house
- Relocation of the existing pedestrian access (serving no. 81 Carrow Rd) and provision of a new pedestrian access off Carrow Rd.

The proposed dwelling design is contemporary with a flat roof and a staggered profile responding to the site layout. The front (south facing) façade features projecting box style windows at ground and first floor

3.0 Planning Authority Decision

3.1 **Decision**

Dublin City Council recommended that permission be refused for the following reason:

1. Having regard to the Z1 zoning objective, which seeks to protect, provide and improve residential amenities, it is considered that the proposed development, by reason of its limited and poor-quality private amenity space, represents an overdevelopment of a constrained site. The proposal would result in substandard residential amenity for future occupants and would have an overbearing impact on adjoining properties, particularly to the south-west, due to its scale and proximity to shared boundaries. The development would therefore seriously injure the residential amenities of both existing and future occupants, set an undesirable precedent for similar forms of development, and be contrary to the provisions of the Dublin City Development Plan 2022–2028 and the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planners report noted that the principle of a residential dwelling was acceptable under zoning objective 'Z1'. The report found, despite the footprint of the building being slightly larger than no. 81 itself, the planning authority was satisfied that the visual amenity and residential amenity of adjacent dwellings would be protected and that overlooking and daylight/sunlight impacts were negligible (The applicant had submitted an Overshadowing Assessment). The report also notes that the general scale of development was acceptable and the minimum internal spatial requirements for a 2 bedroom 3 person house have all been exceeded.

However, the report found that the 'quality and functionality' of the private amenity space proposed (split between front and rear) was detrimental to the amenity of future occupants and would therefore represent substandard development. Furthermore, the report adds that the proximity to the shared boundary of no. 79 would result in an overbearing impact on the occupants of that property's rear

garden thereby causing injury to the residential amenity of both existing and future occupants.

Pedestrian access and drainage were considered acceptable. The proposal does not include any car parking provision within the curtilage and the report states that a vehicular entrance should be prevented and boundary treatment preserved by condition if there is a grant of permission. No provision was made for cycle parking and the report notes that 2 no. cycle parking spaces should be provided in the event of a grant of permission to comply with Appendix 5 of the Development Plan (i.e. 1 per dwelling and 1 per 5 dwellings short term parking). This is noted in Transportation Planning Division comments. Bin storage is not provided but the report notes that it is not a requirement.

3.2.2. Other Technical Reports

- Drainage Division: No objection subject to standard drainage condition.
- Transportation Planning Division: No objection subject to standard conditions if minded to grant permission but also including (1) submission of revised details of front boundary treatment (2) minimum of 2 cycle spaces to be provided

3.3. Prescribed Bodies

No response

3.4. Third Party Observations

A number of submissions were submitted in relation to the application:

- The development reduces the separation and distance from nos. 86 and 84.
- No agreement made regarding the removal of railings between nos. 81 Carrow Road & 86 Galtymore Rd.
- Inaccuracies on the site layout plans and elevations
- Parking congestion concerns

- Section 15.11.3 of the City Development Plan requires 10sqm per bedspace.
- Drimnagh is not an inner city location.
- Lack of private open space.(17sqm back garden not sufficient).
- Front garden open space not suitable unless exceptional screening is provided.
- Rear extensions of nos. 84, 86, 90, 85 and 79 omitted from site plan.
- Significant concerns daylight, the inaccuracies in the daylight report
- Neighbour amenity impact including light, outlook and privacy
- Inaccessible windows and over-reliance on mechanical ventilation.
- Insufficient detail on drainage
- The dwelling does not align with the rear building lines of nos. 81-83.
- The dwelling does not reflect the form of the surrounding area and is out of character.

4.0 Planning History

4.1 Subject site

No relevant planning history

5.0 Policy Context

5.1 Development Plan

Dublin City Development Plan 2022-2028

The site is subject to the Land Use Zoning Objective Z1 'To protect, provide and improve residential amenities'. Residential use is listed as a permissible use within

the land use zoning objective for the site. The following Development Plan policy objectives are relevant:

Policy QHSN6 Urban Consolidation

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

Policy 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.

Policy 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.

Policy QHSN22 Adaptable and Flexible Housing

To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Lifetime Homes Guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government's 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) and the Universal Design Guidelines for Homes in Ireland (2015).

Policy QHSN37 Houses and Apartments

To ensure that new houses and apartments provide for the needs of family accommodation with a satisfactory level of residential amenity in accordance with the standards for residential accommodation.

Section 15.2.3 Planning Application Documentation – Planning Thresholds

This section notes that planning applications should be supported by the necessary analysis and documentation to demonstrate the proposed design and rationale for a scheme. Table 15-1 sets out that all residential developments require a Housing Quality Assessment, and any development of 2 or more residential units requires a surface water management plan.

Section 15.5.2 Infill Development

This section sets out requirements for infill development in general.

Section 15.11 House Developments

This section sets out a number of qualitative and quantitative standards for housing, including floor areas, aspect, daylight/sunlight and ventilation, private open space, and separation distances.

Section 15.13.3 Infill/ Side Garden Housing Developments

The development of a dwelling or dwellings in the side garden of an existing house is a means of making the most efficient use of serviced residential lands. Such developments, when undertaken on suitable sites and to a high standard of design, can constitute valuable additions to the residential building stock of an area and will generally be allowed for by the planning authority on suitable large sites.

Appendix 5 - Transport and Mobility: Technical Requirements

Section 4.3.1 Dimensions and Surfacing

Vehicular entrances shall be designed to avoid creation of a traffic hazard for passing traffic and conflict with pedestrians. 'For a single residential dwelling, the vehicular opening proposed shall be at least 2.5 metres or at most 3 metres in width and shall not have outward opening gates'.

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

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 16m between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. There shall be no specific minimum separation distance at ground floor level or to the front of houses, duplex units or apartment units in statutory development plans and planning applications shall be determined on a case by case basis to prevent undue loss of privacy

SPPR 2 - Minimum Private Open Space Standards for Houses

It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:

- 1 bed house - 20sqm
- 2 bed house - 30sqm
- 3 bed house - 40sqm
- 4 bed + house - 50sqm

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. 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.

SPPR 3 – Car Parking

It is a specific planning policy requirement of these Guidelines that:

- (i) 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.
- (ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for

residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.

(iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling

5.3. Natural Heritage Designations

Liffey Valley proposed NHA is c. 3km to the northwest, South Dublin Bay SAC & South Dublin Bay and River Tolka SPA c.6km to the east, North Dublin Bay SAC and North Bull Island SPA are c. 10km to the northeast and North Dublin Bay proposed NHA c. 9km to the northeast

6.0 EIA Screening

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.

7.0 The Appeal

7.1 Grounds of Appeal

The first party appeal raises the following grounds:

- Reference is made to planning permissions DCC Reg. Ref. WEB1083/23 (ABP-316556-23) and DCC Reg. Ref 2078/19 (ABP-304175-19) that allowed front gardens to be used as private open space provided they were sufficiently screened. A planning permission was also granted at 88 Galtymore Road for a 5

bedroom house with less than 17 sqm of private open space in 2008 (DCC Reg. Ref. 2064/08).

- The provision of 37.7 sqm of usable private open space, albeit partially located to the front, meets the thresholds set out in the Development Plan and there are planning precedents for front located spaces with sufficient screening. The proposal includes hedging and wall treatments to ensure privacy and this is consistent with the established pattern in the area including the current c. 2 metre high hedge between no. 81 and 83 Carrow Road.
- Overbearing impacts on neighbouring properties were minimised through design. There is a visual break on the southwestern elevation facing no. 79 side and rear garden whereby the material variation of brick at ground level and render at first floor makes it appear less monolithic. Additionally an obscured window is located at first floor on this elevation avoiding overlooking and also helping to break up the façade.
- Overshadowing to the rear garden of no. 79 is limited to a brief period in the early morning and not affected at any other time, therefore reflecting normal suburban infill development as demonstrated in the Overshadowing Assessment submitted with the application
- The proposed dwelling's siting and massing respects and responds to the existing building context and established character and form with suitable set backs and a new building line ensuring continuity of streetscape.
- The application demonstrates high quality design on a constrained site compliant with internal space standards for a 2 bedroom house with appropriate level of private amenity space as demonstrated by the submitted Housing Quality Assessment and Overshadowing Assessment
- The appeal concludes with a review of the DCC planner's report and notes that the report concludes that the proposed development is in accordance with the zoning objectives, contains materials (grey brick and acrylic render) that would be a positive addition to the area, avoids harmful visual impact through staggered design and flat roof and accords with Section 15.4.2 of the Development Plan which encourages imaginative contemporary design. The appellant states that the

report also notes it complies with internal standards as demonstrated in the Housing Quality Assessment, has been designed to prevent overlooking and overshadowing and that Drainage and Transport Departments also raised no objections subject to conditions.

7.2. Applicant Response

- n/a

7.3. Planning Authority Response

The planning authority requests that their decision to refuse permission is upheld and that if permission is granted, the following conditions should be applied:

- A condition requiring the payment of a Section 48 development contribution
- A social housing condition
- A naming and numbering condition

7.4. Observations

An observation from the occupant of 83 Carrow Road raised the following issues:

- Concern that works have already commenced including post and panel fencing erected to divide the site, a new pedestrian access installed off Carrow Road and a single-storey shed in the rear garden that was demolished in June 2025
- Concern that the demolished shed contained asbestos with remnants still in the garden of the application site
- A fence greater than 1.2m has been erected in the front garden in contravention of planning guidelines and not in character with other properties
- The proposed development has insufficient private open space
- There is a lack of direct sunlight to rear private garden
- There are no details of drainage

- The proposed development does not match the character and building form of the area
- Insufficient car parking provided
- There will be no passive surveillance if there is a 2 metre high hedge at the boundary

7.5. Further Responses

n/a

8.0 Assessment

- 8.1. Following a review of the file, assessment of the relevant planning policies and inspection of the site, I conclude that the primary concerns in this appeal is (1) design matters (2) the residential amenity of neighbouring dwellings and (3) residential amenity for future occupants. The principle of the additional two-storey dwelling on a residentially zoned infill site is acceptable and complies with zoning objective 'Z1' in the Development Plan. The design responds well to the constrained site layout.

Design matters

- 8.2 The proposed siting, scale and massing are considered broadly acceptable for an infill development. The proposed dwelling is set back from the street and respects the established street pattern and building form of Carrow Road. Although flat roofed, the dwelling is similar in scale and proportion to adjacent dwellings. The jagged contemporary facade adds variation and maximises natural light while maintaining a strong building line. It would not cause harm to the visual amenity of the area. Materials include a variation of grey brick and acrylic render, which are considered appropriate for this area and would complement the existing palette of materials used.
- 8.3 Section 15.5.2 of the Development Plan emphasises the importance that any proposed infill development should respect and enhance its context. In addition, the development should ensure it integrates well with its surroundings, ensuring a

more coherent cityscape. In response to Dublin City Council's requirements for residential infill developments outlined in Section 15.13.3 of the Development Plan, it is noted that the proposed development has been designed to follow the prevailing building pattern on the street. The height and massing align with nearby buildings and the plot width is also characteristic of the estate houses thus ensuring the dwelling integrates within its context. The proposal therefore accords with Section 15.5.2 of the Development Plan, which supports innovative design where it enhances the character of the area. Section 15.4.2 of the Development Plan states that 'Imaginative, innovative and contemporary architecture is encouraged in all development proposals' and in that context, the proposed design is considered acceptable and in keeping with the character of the surrounding residential area.

Neighbouring Residential Amenity

- 8.4 It is not considered that the overall building depth of c.8m and width of c. 8.5m would appear overbearing at the subject location. The side (west) and rear (north) do not face directly onto any adjacent or rear building lines. As the dwelling would not directly oppose any first floor windows, there would be no harmful impact on neighbour's privacy of either no. 81 or the semi-detached pair of nos. 79 and 84. Furthermore, where rear windows (north) to face out above the rear gardens of nos. 79 and 84, high level windows restrict visibility and will merely serve to allow the intake of natural light.
- 8.5 The impacts of daylight/sunlight have been set out in the Overshadowing Assessment report submitted with the planning application. It is noted that there would be some minor overshadowing in the early morning on the lower ground floor rear extension of no. 79 Carrow Road at certain times of year but this impact would be very limited. It is considered that the impacts are slight within the surrounding suburban context and also in light of the performance of all other windows and garden space of no. 79.
- 8.6 The proposed dwelling does not allow for a 1 metre set back from the boundary of either no 81 or no 79. However, it is not considered that this encroachment impacts the amenity levels of either neighbour due to the sufficient buffer of the

garden of no. 79 and the set back of over 1 metre of no. 81 from the boundary allowing sufficient light to the two secondary gable windows – one of which is a bathroom. There is adequate natural illumination to habitable rooms on the other elevations of the neighbouring properties. I am satisfied that on a constrained site in an urban context and with the standard of accommodation achieved in the proposed design, this is an acceptable positioning of a new dwelling and no significant harmful effects would arise.

- 8.7 Having regard to the proposed dwelling being adequately set back from the nearest windows of nos 79 and 84, the relatively minor impact on no. 81, the orientation of the proposed dwelling and lack of opposing rear or side windows to nos 79 and 84, it is not considered that the development would have an adverse impact upon the residential amenities of neighbouring properties by way of significant reductions in daylight/sunlight, impact on privacy or by having an overbearing appearance.

Residential Amenity for Future Occupants

- 8.8 The floor areas and widths proposed for the new dwelling are in compliance with the standards outlined within 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007). Section 15.11.1 of the Development Plan sets out minimum room sizes and these have been complied with. The planning application was accompanied by a Housing Quality Assessment, which demonstrates that room sizes all exceed minimum standards. The Overshadowing Assessment submitted also demonstrates sufficient levels of internal daylight and sunlight to all rooms. I am satisfied that all internal accommodation requirements have been met.
- 8.9 Section 15.11.3 of the Development Plan states a minimum standard of 10sqm of private open space per bedspace will normally be applied. SPPR 2 of the Section 28 Guidelines 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2023) specifies that a 2-bedroom house would require a minimum of 30sq.m of private open space. SPPR 2 also states for urban infill schemes on smaller sites (e.g. sites of up to 0.25ha), the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to

overall design quality and proximity to public open space. Section 15.11.3 also states that while private open space is usually provided by way of private gardens to the rear of a house, this and other standards can be relaxed on a case-by-case basis subject to a qualitative assessment of the development.

- 8.10 The proposed development would result in the new dwelling having directly accessible private amenity space of approximately 17.7 sqm to the rear and 20 sqm to the front of the house, therefore exceeding the minimum requirement by 7.7 sqm albeit split between front and rear gardens.
- 8.11 It is considered that the proposed 20 sqm front garden and 17.7 sqm rear garden are still useable private open spaces in an urban setting. I note the proximity of large open space for use by estate residents c. 20 metres east of the front garden thereby providing additional options for recreation in accordance with SPUR 2. I note that the appellant has proposed a 1.2 metre low wall with planting of native hedging that would provide a 2 metre high screening for the occupants. Therefore I am satisfied that the outdoor amenity provision is acceptable in planning terms and is Development Plan compliant.
- 8.12 In summary, qualitative analysis demonstrates that the proposal provides an acceptable standard of accommodation and external private open space that is useable and exceeds minimum standards. It is considered that the proposal therefore complies with the Development Plan as Section 15.11.3 provides sufficient flexibility in allowing for lower or front garden amenity space and Section 15.13.3 (Infill/Side Garden Housing Developments) states that in limited circumstances, the planning authority may relax the normal planning standards in the interest of ensuring that vacant, derelict and under-utilised land is developed.
- 8.13 Section 5.3.2 of the Guidelines state 'the open space must be directly accessible from the unit it serves and a principal area of open space should be directly accessible from a living space' and this has been achieved. The remaining rear garden area serving No. 81 would be reduced to approximately 43 sqm and this is acceptable.

Other matters

- 8.14 The third party observations largely reflect concerns at application stage and these are set out in Section 7.4 of this report have been addressed in this assessment. The observation makes reference to other matters, however and I will address these issues below. It notes that there are works already undertaken (shed demolition, potential asbestos issues and internal fencing). I note that these are outside the scope of this assessment and where any unauthorised development has been carried out, responsibility for enforcement lies with the planning authority.
- 8.15 In terms of car parking, the proposed development would be car free and not have any car parking within the curtilage and with adequate public transport within 500 metres, this is Development Plan compliant. The proposed drainage arrangement, as indicated on the application drawings, are also acceptable subject to standard surface and waste water conditions in the event of a grant of permission. There would also be sufficient passive surveillance from the development arising from the first floor windows of the property. In terms of front boundary treatment, a 1.2 metre wall or fence combined with hedge planting is acceptable in planning terms. It is noted that, following a site inspection, the current boundary fence at the front of the property is taller than 1.2 metres but the proposed treatment of a low wall combined with native hedge planting would be compliant with Section 15 of the Development Plan and would reflect the low wall/railing boundaries of the surrounding properties.
- 8.16 Overall, the proposed design responds well to the site layout using innovative design to create an additional dwelling on an infill site. The private amenity space exceeds the minimum standards and while it is split in two parts, this must be balanced with the proposed screening and proximity to open space. Both the Sustainable Residential Development and Compact Settlement Guidelines and the Dublin City Development Plan 2022-2028 seek to encourage infill development in inner suburban locations and there is flexibility in determining levels of amenity for such sites on a case by case basis. On balance, I am satisfied that the proposed development has demonstrated sufficient compliance with Development Plan policy objectives and would not constitute overdevelopment

9.0 AA Screening

- 9.1. I have considered the proposed dwelling in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located in an established residential area c. 6 km west of South Dublin Bay SAC & South Dublin Bay and River Tolka SPA, c. 10km southwest of North Dublin Bay SAC and North Bull Island SPA
- 9.2. The proposed development comprises the subdivision of existing site, 2) demolition of shed, 3) construction of house, 4) the relocation of the existing pedestrian access and the provision of a new pedestrian access, 5) landscaping, SUDS drainage and 6) all associated site works.
- 9.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- Nature of works
 - Location in an established residential area
 - Lack of connections to nearest European sites
- 9.4. 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 Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The subject site is located at 81 Carrow Road Dublin 12 approximately 200 metres to the south of the Grand Canal. The proposed development comprises 1) subdivision of existing site, 2) demolition of shed, 3) construction of house, 4) the relocation of the existing pedestrian access and the provision of a new pedestrian access, 5) landscaping, SUDS drainage and 6) all associated site works.

No water deterioration concerns were raised in the planning appeal.

10.2 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. 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 waterbodies either qualitatively or quantitatively. The reason for this conclusion is as follows:

- Nature of works
- Location-distance from nearest water bodies and/or lack of hydrological connections

10.3 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.

11.0 Recommendation

11.1. I recommend a grant of permission subject to conditions

12.0 Reasons and Considerations

12.1. Having regard to residential zoning of the site, the infill nature of the development, the orientation, design and layout of the proposed dwelling, the residential standards contained in the Dublin City Development Plan and the proximity of the proposed dwelling to open space, it is considered that the proposed development would not constitute overdevelopment, would not be injurious to the amenities of

future occupants or neighbouring residential properties in the area and would be in keeping with the residential character of the area, thereby according with the provisions of the Dublin City Development Plan 2022-2028 and with the proper planning and sustainable development of the area

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority

Reason: To prevent flooding and in the interests of sustainable drainage

3. All necessary measures should be taken by the applicant and contractor to prevent the spillage or deposit of clay, rubble or other debris on the public road network, repair any damage to the public road arising from carrying out works and avoid

conflict with between construction activities and pedestrian and vehicular movements on the surrounding public roads.

Reason: In the interest of amenities, public health and safety and environmental protection

4. Two (2 no.) safe and secure bicycle parking spaces shall be provided within the site [a dedicated facility of permanent construction]. Details of the layout and marking demarcation of these spaces [the cycle storage facility] shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

5. Proposals for the front boundary treatment shall be agreed in writing with the planning authority prior to the commencement of development

Reason: In the interest of clarity

6. The developer shall ensure that the development is served by adequate water supply and/or wastewater facilities and shall enter into a connection agreement with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network prior to commencement of development.

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

7. 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.

8. 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].

9. Site development and building works shall be carried out between the hours of 7:00 am to 6:00pm Mondays to Fridays inclusive, between 8:00am to 2:00pm 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.

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.

Killian Harrington
Planning Inspector

29 September 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP-323031-25
Proposed Development Summary	1) Subdivision of existing site, 2) demolition of shed, 3) construction of house, 4) the relocation of the existing pedestrian access and the provision of a new pedestrian access, 5) landscaping, SUDS drainage and 6) all associated site works.
Development Address	81 Carrow Road, Drimnagh, Dublin 12
IN ALL CASES CHECK BOX /OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1 . EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
1. Is the proposed development of a CLASS specified in <u>Part 2</u>, 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?	

☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class 10(b) of Part 2 (dwelling units) Proposed development is a single dwelling substantially below the 500 dwelling unit threshold in Class 10(b)
2. 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 ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: 29 September 2025

Appendix B: Form 2 - EIA Preliminary Examination

Case Reference	ACP-323031-25
Proposed Development Summary	1) Subdivision of existing site, 2) demolition of shed, 3) construction of house, 4) the relocation of the existing pedestrian access and the provision of a new pedestrian access, 5) landscaping, SUDS drainage and 6) all associated site works.
Development Address	81 Carrow Road, Drimnagh, Dublin 12
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).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development of 1 no. dwelling has a modest footprint, comes forward as a standalone project, requires only minor 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).	Briefly comment on the location of the development, having regard to the criteria listed The development is situated in an established urban area on serviced lands in Dublin city and is not in close proximity to designated sites and landscapes of identified significance in the County Development Plan.

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 characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. Having regard to the modest nature of the proposed development, its urban location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and 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	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ **Date:** 29 September 2025

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)