



An
Coimisiún
Pleanála

Inspector's Report

ACP-323112-25

Development	The refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase reconfiguration and associated works.
Location	Lismellow, Killiney Hill Road, Killiney, Co. Dublin, A96P265.
Planning Authority	Dún Laoghaire-Rathdown County Council.
Planning Authority Reg. Ref.	D25A/0375/WEB.
Applicant(s)	Justine Urell.
Type of Application	Permission.
Planning Authority Decision	Refuse Permission.
Type of Appeal	First Party.
Appellant(s)	Justine Urell.
Observer(s)	None.
Date of Site Inspection	19 th September, 2025.

Inspector

Aiden O'Neill.

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1.0 Site Location and Description

- 1.1 The proposed development site, 0.1844ha in area, and is located to the east of the R119 Killiney Hill Road, from where it slopes in a southerly direction. It comprises a large 5-bedroom three-storey detached mid-nineteenth century period dwelling (the third storey is an attic space formerly used as a bedroom and ancillary spaces), c. 11.150m in height, with a double-pitched hipped roof, located at a relatively level area in the eastern part of the site in a mature landscaped setting. The topography beyond the site slopes steeply to the south and east.
- 1.2 To the south and south-east are an access road and substantial dwelling known as Strathmore. To the north are 2no. large, detached dwellings on individual plots known as Arcachon and The Hall. Further north of the proposed development site at a higher level is Killiney Hill Park.
- 1.3 The existing dwelling, occupied by, but not owned by, the First Party, is 394.88m² in area and is connected to public services. The First Party is in the process of undertaking decorative works to the interior of the dwelling. On the day of the site visit, scaffolding had also been erected on the southern, eastern and western elevations for essential repair works at roof level.
- 1.4 The existing dwelling is not a Protected Structure, nor is it listed on the NIAH. It is located in the Killiney Architectural Conservation Area (ACA). In addition to the landscaped setting, the decorative clay brickwork to the front (east) and side (south) façades in particular is a distinctive feature of the existing dwelling that contributes to the character of Killiney ACA.

2.0 Proposed Development

- 2.1 The proposed development will consist of the refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase reconfiguration and associated works. The total floorspace of the proposed works is just 29.45m².
- 2.2 The second floor currently comprises a bedroom, bathroom, storeroom, landing and stairs to the first floor below. It is stated that the central valley gutter of the existing roof is in need of maintenance. The inner planes of pitch roof are

proposed to be removed and infilled with a new low pitch zinc roof, which will be finished by reusing the existing slates from the inner pitches to ensure continuity of finish. The existing outer sections of roof will remain, as will all chimneys and chimney pots. It is stated that the proposed roof will be marginally above the existing ridge line, from 78.496mOD to 78.755mOD (this is stated to be an increase of 341mm in the First Party's cover letter). The proposed roof is slightly curved at ridge level on the drawings.

- 2.3 It is stated that these works will weatherproof the house and insulate the roof, thus making the second floor better quality accommodation, in terms of increased height and useable space, and the house more liveable.
- 2.4 The proposed development also includes a wraparound balcony for the master bedroom in the roof plane of the southern and western elevations. To facilitate this, the existing dormer window to the south is being replaced. It also appears from the drawings that the existing eastern facing master bedroom window is to be replaced/extended to facilitate the wraparound balcony.
- 2.5 It is stated that the proposed works do not change or remove any of the decorative clay brick, nor is there any change to the existing landscaping.

3.0 Planning Authority Decision

3.1 Decision

The Planning Authority refused permission on 30th July, 2025 for 1no. reason as follows:

1. The existing roof profile with its double pitched hipped design is a prominent feature in the streetscape which is considered to contribute to the character of the Architectural Conservation Area (ACA). The proposed modifications to the roof structure by infilling the valley between the two existing pitched roofs and the creation of a low pitch zinc roof would compromise and detract from the original roof structure. In addition, the proposed wrap-around, glazed balcony on the front elevation, would detract from the character and appearance of the period dwelling located in an ACA. The proposed development would be contrary to Policy Objective HER13, Section 12.11.4 and Section 12.3.7.1 of the Dun Laoghaire-

Rathdown County Development Plan, 2022-2028. Therefore to permit the proposed works would be contrary to the proper planning and sustainable development in the area.

3.1.1. Conditions

N/A

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Senior Executive Planner dated 30th June, 2025 notes the following:

- The proposed development may be acceptable in principle having regard to the zoning objective A, subject to compatibility with the overall policies and objectives for the zone.
- The alterations to the roof structure will be visible from the surrounding public streetscape.
- The proposal includes a slightly increased roof profile, which will allow for an increased master bedroom and ensuite with additional study area and walk-in wardrobe, and external wraparound balcony with glazed balustrade on the south and east elevations within the roof plane, the eastern elevation of which is visible from Strathmore Road.
- The Planning Authority concurs with the concerns raised by the Conservation Division:
 - The proposed roof alterations will compromise and detract from the original roof structure, in conjunction with the glazed balcony which will detract from the character and appearance of the period dwelling located in an ACA.
 - There is an array of different roof styles in the area, there are no precedents of balconies within the roof plane. The current design and material is unsuitable for this prominently located building in the ACA.

- The Senior Executive Planner's report is the basis for the Planning Authority's decision to refuse permission.

3.2.2. Other Technical Reports

The report of the Senior Executive Conservation Officer dated 5th June, 2025 states that they are not supportive of the development as proposed. It is stated that the existing roof profile with its double pitched hipped design is a prominent feature in the streetscape which is considered to contribute to the character of the ACA. The proposed modifications to the roof structure by infilling the valley between the two existing pitched roofs and the creation of a low pitch zinc roof will compromise and detract from the original roof structure.

In addition, they would also be opposed to the proposed wrap-around, glazed balcony on the front elevation, and consider that it will detract from the character and appearance of the period dwelling located in an ACA.

It is considered that the proposal does not comply with Policy Objectives set out in the County Development Plan 2022-2028, notably HER13 and Section 12.11.4.

The Drainage Planning Report dated 9th June, 2025 raises no objection to the proposed development.

The Transportation Planning Report dated 19th June, 2025 raises no objection to the proposed development subject to 1no. condition.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

None.

4.0 Planning History

4.1 There is no recent planning history recorded on the online system.

5.0 Policy Context

5.1 Development Plan

Dún Laoghaire-Rathdown County Development Plan 2022-2028

The subject site is zoned A In Land Use Zoning Map 7_10 of Volume 4 of the Plan, the objective for which is to provide residential development and improve residential amenity while protecting the existing residential amenities.

Chapter 11 of Volume 1 of the Plan sets out the policy considerations for Heritage and Conservation. Section 11.4.2 refers to Architectural Conservation Areas, as follows:

11.4.2.1 Policy Objective HER13: Architectural Conservation Areas. It is a Policy Objective to:

- i Protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA). Please refer to Appendix 4 for a full list of ACAs.
- ii Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character Appraisals for each area.
- iii Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials.
- iv Seek a high quality, sensitive design for any new development(s) that are complimentary and/or sympathetic to their context and scale whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner rather than a replica of a historic building style.
- v Ensure street furniture is kept to a minimum, is of good design and any redundant street furniture removed.
- vi Seek the retention of all features that contribute to the character of an ACA

including boundary walls, railings, soft landscaping, traditional paving and street furniture.

Section 11.4.2.2, Policy Objective HER14 of the Plan, states that demolition within an ACA It is a Policy Objective to prohibit the demolition of a structure(s) that positively contributes to the character of the ACA.

Section 11.4.3.3, Policy Objective HER21 of the Plan, in relation to Nineteenth and Twentieth Century Buildings, Estates and Features, states that is a Policy Objective to:

- i. Encourage the appropriate development of exemplar nineteenth and twentieth century buildings, and estates to ensure their character is not compromised.
- ii. Encourage the retention and reinstatement of features that contribute to the character of exemplar nineteenth and twentieth century buildings, and estates such as roofscapes, boundary treatments and other features considered worthy of retention.
- iii. Ensure the design of developments on lands located immediately adjacent to such groupings of buildings addresses the visual impact on any established setting.

Section 12.3.7.1 of the Plan sets out the development management policies for additional accommodation in existing built-up areas. Sub-section (iv) relates to Alterations at Roof/Attic Level. This states that roof alterations/expansions to main roof profiles will be assessed against a number of criteria including:

- Careful consideration and special regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.
- Existing roof variations on the streetscape.
- Distance/contrast/visibility of proposed roof end.
- Harmony with the rest of the structure, adjacent structures, and prominence.

Section 12.11.4 of the Plan sets out the applicable development management

policies for new development within an ACA. A sensitive design approach is required for any development proposals in order to respect the established character and urban morphology. It is also stated that where development is appropriate, the Planning Authority is supportive of contemporary design that is complementary and sympathetic to the surrounding context and scale. All planning applications shall have regard to a number of criteria, including:

- Where proposals include modifications and/or alterations, extensions or roof alterations affecting structures within an ACA these should be sensitively designed and sited appropriately, generally subsidiary to the main structure and not constitute a visually obtrusive or dominant form of development to the character of either the structures or its setting and context within the ACA.
- The Council will seek to encourage the retention of original features where appropriate, including windows, doors, renders, roof coverings and other significant features of buildings and structures or otherwise, whilst simultaneously encouraging a continued diversity of sensitively scaled contemporary and energy efficient designs.

In Land Use Zoning Map 7_10 of Volume 4 of the Plan, a Specific Local Objective, Number 130, also applies to the proposed development site. Chapter 14 of Volume 1 of the Plan defines this Objective as one which seeks to ensure that development within this objective area does not:

- (i) have a significant negative impact on the environmental sensitivities in the area including those identified in the SEA Environmental Report, and/or
- (ii) does not significantly detract from the character of the area either visually or by generating traffic volumes which would necessitate road widening or other significant improvements.

In Land Use Zoning Map 7_10 of Volume 4 of the Plan, there are also a number of mapped objectives to protect trees and woodland in the southern end of the site and in the vicinity, and there is a public right of way to the west. An objective to preserve Prospects is attached to Killiney Hill Park to the north.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

Architectural Heritage Protection, Guidelines for Planning Authorities, 2011

Section 3.10.1 of the Architectural Heritage Protection, Guidelines for Planning Authorities, 2011 refers to proposals for new development in an Architectural Conservation Area. It advises that, generally, it is preferable to minimise the visual impact of the proposed structure on its setting. It also states that where there is an existing mixture of styles, a high standard of contemporary design that respects the character of the area should be encouraged. Furthermore, the scale of new structures should be appropriate to the general scale of the area.

5.3. Natural Heritage Designations

The proposed development site is c. 1.76km to the west of the Rockabill to Dalkey Island SAC (Site Code: 003000), c. 2.27km to the south-west of the Dalkey Islands SPA (Site Code: 004172), and 0.466km to the south-west, and 0.483km to the south-east, of the Dalkey Coastal Zone And Killiney Hill pNHA (Site Code: 001206).

6.0 EIA Screening

- 6.1 The proposed development does come within the definition of a 'project' for the purposes of EIA, as it involves the execution of construction works. However, it does not fall within a class set out in Schedule 5, Part 1 or 2 of the Planning and Development Act, 2000, as amended. Therefore, EIA is not required. Refer to Form 1 in Appendix 1 of this report.

7.0 The Appeal

7.1 Grounds of Appeal

A First Party appeal prepared by MDO Architects sets out the following grounds:

- only the roof is visible from the road, and that the roof is uninsulated and leaking water from the valley gutters.

- the works are minor in nature, involving the refurbishment and extension of the existing 2nd floor, and that the design has been carefully arrived at having regard to the special character of the ACA.
- In addition, the vast majority of the roof profile remains the same, and the change is not significant enough to affect the character of the ACA or detract from the appearance of the house.
- The proposed works are marginally above the existing ridge line and will not be imposing on the skyline and will not be discordant when viewed from above.
- The First Party refers to the Killiney ACA Character Appraisal and specifically the references to chimneys and roofscapes, which notes the variation of pitched roof types punctuated by clusters of chimneys.
- The flat zinc section is not flat but is sloped in sympathy with the existing roof, and only makes up c. 25% of the roof area when measured on plan. In this context the proposed roof modifications are consistent with policy objectives 11.4.2.1 Objective HER13: ACAs.
- A review of the Architectural History of Lismellow and the architectural history of Killiney attached at Appendix 2 to the appeal
- The roof when modified:
 - Will not have a material impact on the size of the structure, its position on the streetscape or proximity to adjacent structures
 - Will not have a material impact on existing roof variations on the streetscape.
 - Will not be closer to any adjacent properties nor change the contrast or visibility of existing roof.
 - Will be in harmony with the rest of the structure, adjacent structures, and will not be more prominent than the existing roof.
- No dormer windows are proposed, and no overlooking is possible, and the roofing material facing the road will be reused existing slates.

- In this context, the proposed works are consistent with the criteria of 12.3.7 and 12.3.7.1 of the Plan.
- In relation to section 12.11.4 of the Plan, this is mainly directed towards whole new development, however, in relation to roof alterations, the proposed development has been designed to be secondary to the main structure, is not visually obtrusive or dominant and is not detrimental to the character of the area. In addition, wall materials windows, doors rendering and every other significant existing feature of Lismellow is retained. The existing non-original dormer window is being removed.
- Noting that the Council will encourage a continued diversity of sensitively scaled contemporary and energy efficient designs, the proposed development will contribute to making the house more energy efficient.
- The proposed development is consistent with 12.11.4 of the Plan.

7.2. Applicant Response

N/A

7.3. Planning Authority Response

The Planning Authority's response dated 1st August, 2025 states that the grounds of appeal do not raise any new matter which would justify a change of attitude to the proposed development.

7.4. Observations

None.

7.5. Further Responses

None.

8.0 Assessment

- 8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that the main issue which requires consideration in this appeal is that raised in the grounds of appeal, and I am satisfied that no other substantive issues arise.

8.2 The main appeal issue is as follows:

- Compliance with the Development Plan policies in relation to development in an Architectural Conservation Area (ACA).

8.3.1 Compliance with the Development Plan

8.3.1.1 The Planning Authority refused planning permission on the basis that the proposed modifications would be contrary to Policy Objective HER13, Section 12.11.4 and Section 12.3.7.1 of the Dun Laoghaire-Rathdown County Development Plan, 2022-2028.

8.3.1.2 The First Party argues that works to the valley between the two pitched roofs are required to prevent further deterioration of the roof, which is uninsulated and leaking water. It is also argued that the Killiney ACA Character Appraisal specifically notes the variation of pitched roof types punctuated by clusters of chimneys.

8.3.1.3 Having visited the site and environs, the area is indeed characterised by a variation of roof types, with some more prominent than others, including The Hall to the immediate north of the proposed development site.

8.3.1.4 There are also dwellings with a number of modern interventions. Of particular note in this regard is the expansive Stratham House, which has modern glass/sedum roof extensions, to the south-east of the proposed development site.

8.3.1.5 I would concur with the First Party that, as it is set lower in the site, particularly when compared to the adjacent The Hall, only part of the roof and 2no. chimneys of Lismellow are visible from the stone boundary wall with the R119. Only part of the roof and 2no. chimneys are also visible from Strathmore Road further to the east, and form part of the vista of adjoining properties and existing mature trees. It is only at localised level that the roof is visible, and only part of it at that, given the low level of the existing dwelling.

8.3.1.6 The proposed works to the roof will address current leakage issues, and will also facilitate an improved master bedroom with ancillary storage and ensuite, essentially more useable family living space.

8.3.1.7 It is clear from the site visit that the roof requires work to prevent further deterioration. I would agree with the First Party that the proposed works to the roof, and associated internal alterations to the master bedroom, are relatively minor in nature, and that the majority of the roof profile is unaffected. While the infilled section of roof is above the existing ridge line, it is only marginally so, and the slight curve will not be visually discordant or out of character with the area, having regard to variety of roof styles in the vicinity.

8.3.1.8 While I am of the view that the works to the roof are acceptable, I have a concern about the proposed wraparound balcony feature, which I consider to be an unnecessary addition, that will detract from the visual amenities and character of the front and side elevations, in particular the decorative clay brickwork to these elevations.

8.3.1.9 It is considered that the feature dormer window on the front (eastern) elevation has a particular order and uniformity, internally and externally, and that the proposed balcony and balustrade is a less satisfactory intervention. I also appreciate that the existing dormer window on the southern elevation is not an original feature, however, it makes an important contribution to natural light in the master bedroom space. It is recommended that the existing dormer windows on the eastern and southern elevation are retained.

8.3.1.10 In this context and having regard to section 11.4.2.1 of the Plan and specifically policy objective HER13, it is considered that the proposed development, with the amendments as recommended above:

- will not negatively impact the character of the Killiney ACA.
- will be appropriate to the character of the area, as it will assist in preserving and sustaining an existing period building in the ACA.
- will be appropriate in terms of design, scale, height, massing and materials.
- is sympathetic to its context, and contemporary in nature.
- all features that contribute to the character of an ACA including boundary walls are retained.

- 8.3.1.11 In the context of section 11.4.2.2 and policy objective HER14, only minimal demolition works are required.
- 8.3.1.12 In the context of section 11.4.3.3 and policy objective HER21 of the Plan, in relation to Nineteenth and Twentieth Century Buildings, Estates and Features, the character of the proposed development site, on foot of the proposed minor works, will not be compromised; the key features that contribute to the character of the building will not be affected; and will not result in a visual impact on the established setting of the proposed development site.
- 8.3.1.13 In relation to section 12.3.7.1(iv) of the Plan as regards alterations at roof/attic level, the proposed development has been informed by:
- character and size of the existing dwelling,
 - its position on the streetscape and proximity to adjacent dwellings;
 - existing roof variations on the streetscape.
 - visibility of proposed roof end, and
 - harmony with the rest of the structure, adjacent structures, and prominence.
- 8.3.1.14 Having regard to section 12.11.4 of the Plan, and given the scale of the proposed works, a sensitive design approach has been taken, and that the proposed works will not constitute a visually obtrusive or dominant form of development to the character of either Lismellow or its setting and context within the ACA. It is recommended that, in the event of a grant of planning permission, that a specification and method statement, covering all works to be carried out, is submitted for the agreement of the Planning Authority prior to the commencement of development to ensure the development is carried out in accordance with good conservation practice.
- 8.3.1.15 Having regard to Specific Local Objective, Number 130, the proposed development will not have a significant negative impact on the environmental sensitivities in the area and will not significantly detract from the character of the area either visually or by generating traffic volumes which would necessitate road widening or other significant improvements.

8.3.1.16 The proposed development will also not impact the mapped objectives to protect trees and woodland in the southern end of the site and in the vicinity; will not affect the public right of way to the west; and will not negatively impact the objective to preserve prospects from Killiney Hill Park to the north.

8.3.1.17 Furthermore, the proposed development is also consistent with the zoning objective A as per Land Use Zoning Map 7_10 of Volume 4 of the Plan, as it will improve residential amenity without impact on the residential amenities of properties in the vicinity.

9.0 AA Screening

9.1. I have considered the refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase reconfiguration and associated works at Lismellow, Killiney Hill Road, Killiney, Co. Dublin A96P265 in light of the requirements S177U of the Planning and Development Act 2000 as amended.

9.2 The subject site is located c. 1.76km to the west of the Rockabill to Dalkey Island SAC (Site Code: 003000), and c. 2.27km to the south-west of the Dalkey Islands SPA (Site Code: 004172).

9.3 The proposed development comprises the refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase reconfiguration and associated works at Lismellow, Killiney Hill Road, Killiney, Co. Dublin A96P265.

9.4 No nature conservation concerns were raised in the planning appeal.

9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Dalkey Islands SPA (Site Code: 004172) or Rockabill to Dalkey Island SAC (Site Code: 003000), in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections

9.6 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.

9.7 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.

9.8 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 in an established suburban area of Killiney Park Road, Killiney, Co. Dublin A96P265. The nearest relevant water body is Kill of the Grange Stream, code IE_EA_10K020200, c. 1.58km to the south-east, the status of which is 'At Risk'.

10.2 The proposed development comprises the refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase configuration and associated works at Lismellow, Killiney Hill Road, Killiney Co. Dublin A96P265.

10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of the refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase configuration and associated works and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further

assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4 The reason for this conclusion is as follows:

- The nature and scale of the development proposed which includes a connection to a public water supply.
- Distance from the nearest relevant water bodies, and the lack of hydrological connections.

10.5 Conclusion

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 permission is granted for the reasons and considerations set out below.

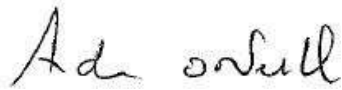
12.0 Reasons and Considerations

Having regard to the provisions of the Architectural Heritage Protection, Guidelines for Planning Authorities, 2011, and section 11.4.2.1 and policy objective HER13; section 11.4.2.2 and policy objective HER14; section 11.4.3.3 and policy objective HER21; section 12.3.7.1(iv) of the Plan; and section 12.11.4 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions below, the proposed development will be appropriate in terms of design, scale, height, massing and materials, will not negatively impact the character or visual amenities of the Killiney ACA, and is in the interests of the proper planning and sustainable development of the area.

13.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 11th 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development the developer shall submit revised drawings:</p> <ul style="list-style-type: none">(i) omitting the proposed wraparound glazed balcony and balustrade on the south and east elevations of the roof plane,(ii) retaining the existing fenestration on the eastern and southern elevation of the roof plane, <p>Reason: In the interest of visual amenities and the protection of architectural heritage.</p>
3.	<p>Prior to the commencement of development the developer shall submit for the written agreement of the planning authority a specification and method statement, covering all works to be carried out, to ensure the development is carried out in accordance with good conservation practice.</p> <p>Reason: In the interest of the protection of architectural heritage.</p>
4.	<p>The finish of new work shall be consistent with the details lodged with the application, unless otherwise agreed in writing with the Planning Authority.</p> <p>Reason: In the interests of proper planning and visual amenity.</p>

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.



Aiden O'Neill

Planning Inspector

25th September, 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP-323112-25
Proposed Development Summary	Refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase reconfiguration and associated works.
Development Address	Lismellow, Killiney Hill Road, Killiney, Co. Dublin A96P265
IN ALL CASES CHECK BOX /OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="checked" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1 . EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="checked" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q 5	

5. 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?	
<input checked="checked" type="checkbox"/> 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.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input type="checkbox"/> 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)	
6. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	
No <input type="checkbox"/>	

Ad onull

Inspector: _____

Date: 25th September, 2025