



An
Coimisiún
Pleanála

Inspector's Report

ACP-323280-25

Development	Construction of 192 no. residential units, childcare facility and all associated site works
Location	Lands at Blackglen Road, Sandyford, Dublin 18
Planning Authority	Dún Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	LRD25A/0065/WEB
Applicant	Zolbury Limited
Type of Application	Planning Permission for Large Scale Residential Development (LRD)
Planning Authority Decision	Notification to Grant Permission
Type of Appeal	Third-Party
Appellants	<ol style="list-style-type: none">1. Michael van Turnhout2. Kevin and Ann Cullen3. Kevin and Ann Cullen & Others
Observer	John and Philo Hassett
Date of Site Inspection	15 th October 2025
Inspector	Gary Farrelly

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1.0 Site Location and Description

- 1.1. The subject site has a stated gross area of 3.83 hectares and is located on lands south of the Blackglen Road (R-113), Sandyford, Dublin 18. The site is located approximately 680 metres south of the M-50 Motorway between junctions 13 and 14. The National Sport and Science Centre 'Explorium' is located approximately 100 metres north of the site. Fitzsimon's Wood, which is a designated proposed Natural Heritage Area (pNHA), is also located 100 metres north of the site. Lamb's Cross (Blackglen Road/Enniskerry Road junction) is located approximately 400 metres east of the site which comprises of a mixed-use neighbourhood centre which includes a convenience shop, primary school, community centre, butchers and veterinary surgery.
- 1.2. The site itself is bounded by the Blackglen Road to the north and Woodside Road (L-3017) to the west/southwest. Slate Cabin Lane (L-7019), which connects Woodside Road to Enniskerry Road, is located approximately 100 metres southeast of the site. A watercourse, known as the Glasnalower Stream, is located along the southeast boundary of the site. This flows in an easterly direction where it becomes the Brewery/Maretimo stream before eventually outfalling into Dublin Bay at Maretimo, Blackrock.
- 1.3. The surrounding area comprises of low density detached suburban type housing. The topography of the site is undulating with the levels ranging from c.140mOD along the northern and southern sections of the site, to c.149mOD within the centre, and c.159mOD along the western boundary. The site is located at the foothills of the Dublin Mountains with Ticknock Mountain located approximately 1.5km south of the site. The subject site is undeveloped and is characterised by a rugged topography with dense gorse and exposed granite rock throughout much of the surface.

2.0 Proposed Large Scale Residential Development (LRD)

- 2.1. The proposed development comprises the construction of 192 no. residential units, residential amenity facilities, childcare facility and associated works. The residential units are proposed to be delivered in the form of apartment blocks, duplex units and houses. The construction phase will involve the extraction of granite rock onsite to accommodate apartment blocks A1, B1/B2 and B3/B4. The applicant has established

a website for the proposed development (<https://bgrlrd.ie/>). The details of the housing typologies are summarised below.

Apartment Blocks A1/A2

- 2.2. Blocks A1 and A2 are proposed to be located to the north of the site fronting the Blackglen Road and will contain a total of 41 no. apartments. The ground floor finished floor level (FFL) of Block A1 is proposed to be +141.00 metres and +140.50 metres for Block A2. Block A1 is proposed to be 4 storeys to a ridge height ranging from 17.06 metres to 16.41 metres. The childcare facility is proposed to be located on the ground floor as well as a bike workshop. Block A2 is proposed to be 3-4 storeys to a ridge height ranging from 13.26 metres to 13.91 metres. The ground floor of this block will comprise of a residential amenities area including a residents co-working hub and café, meeting rooms, lounge and concierge.

Apartment Blocks B1/B2

- 2.3. Blocks B1 and B2 are proposed to be located to the south of Block A1 and will contain a total of 51 no. apartments. The ground floor FFL of both blocks will be +143.00 metres. A basement level, which will accommodate carparking, is also proposed underneath Blocks B1 and B2. The basement level FFL is proposed to be +138.85 metres. Block B1 is proposed to be 5 storeys from ground level to a height of 17.7 metres. Block B2 will range from 2 to 5 storeys to a height of 18.05 metres. The blocks will be connected by ground level indoor car parking (referred to as podium level car parking on the submitted drawings) and building services facilities and a first floor (referred to as podium level) communal space area.

Apartment Blocks B3/B4

- 2.4. Blocks B3 and B4 are proposed to be located within the southeast corner of the site and will contain a total of 46 no. apartments. The FFL of both blocks will be +142.00 metres. Blocks B3 and B4 will range from 2 to 5 storeys to a maximum height of 18.05 metres. Similar to the Block B1/B2 design, these blocks will consist of ground level (podium) indoor car parking and first floor communal space which will provide a connection between both blocks.

Duplex Units C1/C2/C2A

2.5. The duplex units are proposed to be located to the west of Block B3/B4 within the western section of the site. The duplex units will provide for 40 no. apartment units. The design of duplex block C1 accommodates an upper and lower ground level corresponding to the undulating nature of the surrounding topography and will have a maximum height of 13.4 metres from lower ground floor level (10.24 metres from upper ground floor level). Duplex Block C2 will also comprise of a lower ground floor level and will have a maximum height of 10.25 metres. Block C2A does not accommodate a lower ground floor and will have a maximum height of 10.25 metres from ground floor level.

Houses

2.6. A total of 14 no. semi-detached houses are proposed along the west/southwest boundary of the site (i.e. closest to Woodside Road). The houses are proposed to be two-storey designed to a ridge height of 9 metres. All units are proposed to be 3-beds. The housing mix and quantitative statistics of the overall development are summarised within Table 1 below.

Table 1	Total no. of units	%
1-bed	33	17%
2-bed	84	44%
3-bed	61 (14 no. of which are houses)	32%
4-bed	14	7%
Site Area	3.83 hectares (Gross)	
Net development area	3.24 hectares	
Net Density	59.2 units per hectare	
Public Open Space	8,687sqm (22.3% of site area)	
Communal Open Space	2,168sqm (5.4% of site area)	
Childcare Facility	62 places (378.2sqm)	

Car Parking	226 no. spaces
Bicycle Parking	484 no. spaces

- 2.7. Access to the proposed development will be via a new vehicular junction on the Blackglen Road. A further access point is proposed on the southwest boundary from Woodside Road which will be for emergency vehicle use and pedestrian and cyclist access. Surface water is to be treated via sustainable drainage systems (SuDS) prior to discharge to a new surface water network on Blackglen Road (for the main development catchment). Surface water within the southeast area of the site (i.e. area of Blocks B3 and B4) will be treated via a soakaway before discharge to the Glasnalower stream. Wastewater will be treated via an existing wastewater mains on the Blackglen Road. A pumped rising main will be required from Blocks B3 and B4 to connect to the proposed main gravity sewer. Water will be sourced via an existing watermain along the Blackglen Road which will be upgraded as part of the proposed development.
- 2.8. The application and appeal have been accompanied by a significant number of documents which are listed within Table 2 below.

Table 2: List of submitted reports	
LRD Opinion Statement of Response	Stage 1 Road Safety Audit and DMURS Quality Audit
Planning Report and Statement of Consistency	Site Specific Flood Risk Assessment
Community Infrastructure Assessment	Engineering Services Report
Design Statement	Energy and Sustainability Report / Climate Action Report
Landscape and Visual Impact Assessment and associated verified photomontages and CGIs	Daylight, Sunlight and Overshadowing Assessment

Landscape Design Rationale and associated landscape drawings	Pedestrian Wind Comfort Study
Environmental Impact Assessment (EIA) Screening report	Construction and Environmental Management Plan (and Ground Investigations Report [Appendix A])
Appropriate Assessment screening report and Natura Impact Statement (NIS)	Resource Waste Management Plan
Ecological Impact Assessment (EclA) and Wildlife Refuge and Biodiversity Management Plan	Public Lighting Report
Hydrological and Hydrogeological Risk Assessment (HRA)	Noise Impact Assessment and associated Noise Technical Note (<i>appeal stage</i>)
Statement in accordance with Article 103(1A)(a) of the Planning and Development Regulations 2001, as amended	Archaeological Assessment
Climate Change Impact Assessment Report	Architectural Heritage Impact Assessment
Operational Waste Management Plan	Telecommunications Report
Traffic and Transportation Assessment	Property Management Strategy Report
Mobility Management Plan	Building Lifecycle Report
DMURS Compliance Statement	

3.0 Planning Authority Opinion

3.1. A Section 32C consultation meeting was held on the 25th July 2024 with representatives of the applicant and planning authority in attendance. A LRD Opinion was issued on the 23rd August 2024. This set out that the documentation submitted at

pre-application consultation did not constitute a reasonable basis on which to make an application for the proposed LRD with the following issues requiring further consideration:

- Design and Layout
- Density, height and massing justification
- Transportation infrastructure
- Drainage, flood risk and surface water management
- Biodiversity, open space and landscaping

3.2. The application includes a response to the LRD Opinion issued by Dún Laoghaire-Rathdown County Council and a response to the points of specific information requested. This is included in the documentation on file from the planning authority.

4.0 **Planning Authority Decision**

4.1. **Decision**

The planning authority (PA) issued a notification to grant permission by Order dated 18th July 2025, subject to 43 no. conditions.

4.2. **Planning Authority Reports**

Planning Report

The case planner (CP) report assessed the proposed development in terms of, inter alia, the principle, residential mix, density, residential amenity, residential standards, open space provision, biodiversity, building height and visual impact, impact on landscape character, childcare provision, access and parking, surface water and flood risk and archaeology and heritage. The CP considered that the need for Environmental Impact Assessment (EIA) could be excluded at preliminary examination and that a screening determination was not required. The first CP report recommended the following further information from the applicant:

- The submission of an amended Appropriate Assessment (AA) screening report and associated EclA and HRA to address the misidentification of the

Glasnalower/Brewery/Maretimo stream on the southeast boundary of the site as the Carrickmines Stream. The CP also advised the applicant that as a hydrological pathway exists to a European site a NIS may be required.

- The submission of a revised CEMP to provide an alternative construction haul route away from Hillcrest Road.
- The submission of revised section drawings illustrating the existing and proposed ground levels in order to determine the extent of cut and fill proposed.
- The provision of a pedestrian and cyclist access to Woodside Road.
- The submission of revised drawings that demonstrate storage space provision in accordance with the Development Plan standards and to address inconsistencies in fenestration details between plans and elevations.

After submission of the further information, the second CP report recommended a grant of permission which was endorsed by the Senior Planner. It should be noted that a third party observation highlighted inconsistencies between the finished floor levels (FFL) on the submitted section drawing (i.e. 138.85mOD) and the FFL referred to in the CEMP (i.e. 143mOD). The CP acknowledged that the CEMP significantly underestimated the amount of rock that would need to be extracted, however, considered that this discrepancy was not fundamental to refuse the application and could be addressed under a prior to commencement condition (Condition No. 22 as detailed below).

Other Technical Reports

Biodiversity Officer (BO) (*report dated 13/03/25*) – The BO outlined no objection to the proposed development subject to conditions.

Transportation Planning (*reports dated 18/03/25 and 10/07/25*) – This section outlined no objection to the proposed development subject to conditions.

Drainage (*report dated 13/03/25*) – This section outlined no objection subject to conditions. It accepted the conclusion of the submitted Site-specific Flood Risk Assessment (SSFRA).

Environmental Enforcement (*reports dated 14/03/25 and 19/06/25*) – It had no objection to the proposed development subject to conditions.

Environmental Health Officer (EHO) (*report dated 07/03/25*) – The EHO required further information for the noise impact assessment to take into account the periods for rock breaking, methods and measures to reduce the noise and vibration on noise sensitive locations.

Parks (*report dated 21/02/25*) – This section recommended a number of conditions in the event of a grant of permission. This included the retention of a landscape architect and arboriculturist as part of the works.

Public Lighting (*report dated 17/02/25*) – This section considered the lighting design proposed to be acceptable.

Housing (*report dated 4/2/25*) – This section recommended the attachment of a part v condition.

Conditions

Condition No. 2(a) & (b) required the submission of revised plans demonstrating an acceptable delineation of the public and communal open space in accordance with Section 12.8.3.2 of the Development Plan and depicting the proposed boundary treatment to Woodside Road.

Condition No. 4(a) required the completion of the childcare unit prior to the sale or occupation of more than 50% of the permitted units.

Condition No. 5 required the engagement of an ecologist for the duration of the project, the implementation of the biodiversity mitigation measures, a report confirming the creation of the wildlife refuge with appropriate space, planting, fencing and protection, a final lighting plan, the submission of a final CEMP to include the role for the ecological clerk of works, the installation of three rocket bat boxes under the supervision of a bat specialist and the omission of the planting of commercial wildflower seeds.

Condition No. 6 required the submission of car-sharing service details to the PA.

Condition No. 10 required the carrying out of a stage 2 and stage 3 road safety audit at detail design and post construction stages.

Condition No. 22 required the applicant to submit revised information regarding the levels of rock excavation associated with the proposed development.

Condition No. 33(a) required the engagement of an arborist for the entire period of construction activity.

4.3. **Prescribed Bodies**

Department of Housing, Local Government and Heritage (*submissions dated 03/03/25 and 01/07/25*) – The Department agreed with the recommendations of the submitted Archaeological Assessment and recommended a condition for archaeological monitoring. It also accepted the conclusions of the submitted NIS at further information stage. Overall, it had no objection to the development subject to a number of conditions including for the installation of bat boxes, bat sensitive lighting and the omission of planting of commercial ‘wildflower’ seeds.

Uisce Éireann (*submission dated 25/02/25*) – It outlined that a water and wastewater connection are feasible subject to an infrastructure upgrade to the wastewater network downstream of the site which is within UÉ’s capital investment plan.

Transport Infrastructure Ireland (*submission dated 13/02/25*) – It requested regard be had to the provisions of official policy for development proposals such as proposals impacting national roads, to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications and proposals impacting the existing light rail network, to TII’s “Code of engineering practice for works on, near, or adjacent the Luas light rail system.

4.4. **Third Party Observations**

There were a number of third party observations submitted to the PA which raised issues including in relation to density, building height, impact on transport network, impact and proximity of rock breaking, overshadowing, overlooking and impact on landscape.

5.0 **Relevant Planning History**

ACP ref. 314459 – Strategic Housing Development (*subject site*)

On the 6th July 2023 Zolbury Limited was refused permission by the Commission for 360 no. apartments, creche and associated site works for 3 no. reasons.

- 1. It was considered that the development would be seriously injurious to the visual amenities and character of the area due to the height, scale, design and layout of the scheme not integrating into or enhancing the character of the surrounding area or making a positive contribution to placemaking.*
- 2. The density of 97 units per hectare was not supported due to the peripheral and less accessible location and distance from high capacity urban public transport stops and centres of employment locations. The unit mix was not considered acceptable.*
- 3. It was not demonstrated that the design and layout supported or enhanced links to the Ticknock to River Dodder Wildlife Corridor.*

Residential Zoned Land Tax (subject site)

ACP ref. 320365-24 / PA ref. DM24/0012

Zolbury Ltd appealed the inclusion of a portion of the land on the residential zoned land tax as it was within a designated ecological corridor. The Commission considered that there was no exemption for such lands as the designation did not confer a statutory declaration. On the 15th October 2024 the local authority's determination was confirmed by the Commission.

Part 8 PA ref. PC/IC/01/15 (Blackglen Road Improvement Scheme)

Road improvement works on the Blackglen Road were approved by the PA in June 2016 and were substantially completed in June 2024.¹

Site approximately 75 metres east

ACP ref. 313321 – Strategic Housing Development

The Commission granted permission for 101 no. residential units (including 69 apartments), creche and associated works by Order dated 23rd August 2024. The net density of the development was 64 units per hectare with the apartments blocks ranging from 3-4 storeys. This is currently subject to judicial review.

¹ <https://www.dlrco.ie/capital-programme/blackglen-road-improvement-scheme>

6.0 Policy Context

6.1. Dún Laoghaire-Rathdown County Development Plan 2022-2028

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 was adopted by the Elected Members on the 10th March 2022 and came into effect on the 21st April 2022.

Zoning

The zoning objective of the site is 'Zone A' where the objective is 'to provide for residential development and improve residential amenity while protecting the existing residential amenities'. (Land Use Zoning Map 5)

Section 13.1.2 Transitional Zoning Areas

It is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting 'residential areas' or abutting residential development within mixed-use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

Policy Objective PHP18: Residential Density

It is a Policy Objective to:

- Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter 12.
- Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.

Policy Objective PHP20: Protection of Existing Residential Amenity

It is a Policy Objective to ensure the residential amenity of existing homes in the built up area is protected where they are adjacent to proposed high density and greater height infill developments.

Policy Objective PHP27: Housing Mix

It is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future regional HNDA.

Policy Objective PHP42: Building Design and Height

It is a Policy Objective to:

- Encourage high quality design of all new development.
- Ensure new development complies with the Building Height Strategy for the County as set out in Appendix 5 (consistent with NPO 13 of the NPF).

Policy Objective GIB2: Landscape Character Areas

It is a policy objective to continue to protect, manage and plan to conserve, maintain or enhance the distinctive characteristics of the County's landscapes, townscapes and seascapes in accordance with the recommended strategies as originally outlined in the Landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of the Environment and Local Government, in accordance with the European Landscape Convention and in accordance with 'A National Landscape Strategy for Ireland – 2015-2025'.

Policy Objective GIB5: Historic Landscape Character Areas

In assessing development proposals, it is a Policy Objective to have regard to the recommendations and findings of the Historic Landscape Character Assessments (HLCA), already undertaken for a number of the urban-rural fringe areas of the County most likely to come under development pressure.

Policy Objective GIB22: Non-Designated Areas of Biodiversity Importance

It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected.

Policy Objective CA4: Dún Laoghaire-Rathdown County Council Climate Change Action Plan 2019-2024 (DLRCCAP)

It is a Policy Objective to implement and take account of the Dún Laoghaire-Rathdown County Council Climate Change Action Plan 2019 - 2024 (DLR CCAP), to take account of the 'Climate Action and Low Carbon Development (Amendment) Act 2021', and subsequent updates of both and to transition to a climate resilient low carbon County.

Policy Objective CA5: Energy Performance in Buildings

It is a Policy Objective to support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing and new buildings, including retro fitting of energy efficiency measures in the existing building stock.

Policy Objective CA16: Low Emission Vehicles

It is a Policy Objective to support and facilitate the rollout of alternative low emission fuel infrastructure through the Development Management process, prioritising electric vehicle infrastructure.

Policy Objective CA18: Urban Greening

It is a Policy Objective to retain and promote urban greening - as an essential accompanying policy to compact growth - which supports the health and wellbeing of the living and working population, building resilience to climate change whilst ensuring healthy placemaking.

Policy Objective T18: Car Sharing Schemes

It is a Policy Objective to support the set up and operation of car sharing schemes to facilitate an overall reduction in car journeys and car parking requirements.

Chapter 12 Development Management

Section 12.3.3 Quantitative Standards for Residential Development

- Residential Density: In general the number of dwellings to be provided on a site should be determined with reference to the Government Guidelines Document.

Section 12.3.5 Apartment Development

Appendix 2 Housing Strategy and Housing Needs Demand Assessment (HNDA)

Appendix 5: Building Height Strategy

Areas not covered by an existing or forthcoming Local Area Plan or other guidance/policy and not falling into objective F, B, G or GB are termed residual suburban areas.

Policy Objective BHS 3 Building Height in Residual Suburban Areas

It is a policy objective to promote general building height of 3 to 4 storeys, coupled with appropriate density in what are termed the residual suburban areas of the County provided that proposals ensure a balance between reasonable protection of existing amenities including residential amenity and the established character of the area. Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or taller buildings in the residual suburban areas. Any such proposals must be assessed in accordance with table 5.1 as contained in Section 5. The onus will be on the applicant to demonstrate compliance with the criteria.

Table 5.1 is set out on pages 29 and 30 of Appendix 5 and is based on county level criteria, district/neighbourhood/street level criteria, at site/building scale criteria and county specific criteria. Areas covered by Policy Objective BHS3 are not required to meet some of the criteria.

Appendix 8: Landscape Assessment Study

9. Barnacullia

This enclosure encompasses the elevated slopes rising from Stepside village up towards Three Rock Mountain. The area has already absorbed considerable residential development along its main routeways. At present the Enniskerry Road R117 acts as a boundary between urban and rural developments as the land begins to rise steeply to the west of this roadway. Any new residential development shall maintain the rural character of the area and should not be obtrusive on the horizon.

6.2. National Policy

- Project Ireland 2040 – National Planning Framework (revised 2025) and National Development Plan 2021-2030

National Policy Objective 12: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

National Policy Objective 22: In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.

National Policy Objective 43: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

National Policy Objective 45: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development.

- Housing for All, a New Housing Plan for Ireland 2021
- Climate Action Plan (CAP) 2025 / CAP 2024

Climate Action Plan 2025 builds upon last year's Plan by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024.

- Water Action Plan 2024, A River Basin Management Plan for Ireland

The Plan responds to the requirements of the Water Framework Directive, to accelerate the identification and implementation of the right measures in the right places to both restore and protect all water bodies. The catchments.ie website provides substantial background information for this plan and the most current and up-to-date information on the status of local rivers, lakes and water bodies.

- National Biodiversity Action Plan (NBAP) 2023-2030

The NBAP includes five strategic objectives aimed at addressing existing challenges and new and emerging issues associated with biodiversity loss. Section 59B(1) of the Wildlife (Amendment) Act 2000 (as amended) requires the Commission, as a public body, to have regard to the objectives and targets of the NBAP in the performance of its functions, to the extent that they may affect or relate to the functions of the Commission. The impact of development on biodiversity, including species and habitats, can be assessed at a European, National and Local level and is taken into account in our decision-making having regard to the Habitats and Birds Directives, Environmental Impact Assessment Directive, Water Framework Directive and Marine Strategy Framework Directive, and other relevant legislation, strategy and policy where applicable.

6.3. Regional Policy

- Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031

Dublin Metropolitan Area Strategic Plan (MASP)

Regional Policy Objective (RPO) 5.4: Future development of strategic residential development areas within the Dublin Metropolitan area shall provide for higher densities and qualitative standards as set out in the 'Sustainable Residential Development in Urban Areas'13, 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines and 'Urban Development and Building Heights Guidelines for Planning Authorities'.

RPO 5.5: Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area

Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.

6.4. National Guidelines

- Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) (Department of Housing, Local Government and Heritage)
 - Best Practice Urban Design Manual (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2023) (Department of Housing, Local Government and Heritage)
 - Circular Letter NSP 04/2025 states that the 2025 Design Standards for Apartments, Guidelines for Planning Authorities, are applicable to any application submitted from 9th July 2025 and the revocation of the 2023 Guidelines does not apply to appeals or planning applications that were subject to consideration within the planning system on or before the 8th of July 2025 (*i.e. the subject application lodged with the PA on 28th January 2025*).
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018) (Department of Housing, Planning and Local Government)
- The Design Manual for Urban Roads and Streets (2019)
- Nature Based Management of Urban Rainwater and Urban Surface Water Discharges, A National Strategy (2024) (Department of Housing, Local Government and Heritage)
- Regulation of Commercial Institutional Investment in Housing, Guidelines for Planning Authorities (2023) (Department of Housing, Local Government and Heritage)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018) (Department of Housing, Planning and Local Government)

- Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities (2009) (Department of Environment, Heritage and Local Government)
- The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009) (Department of Environment, Heritage and Local Government)
- Childcare Facilities, Guidelines for Planning Authorities (2001)
- Development Management, Guidelines for Planning Authorities (2007) (Department of Environment, Heritage and Local Government)

6.5. Other Guidelines

- Site Layout Planning for Daylight and Sunlight, A guide to good practice (Second Edition)
- The SuDS Manual, CIRIA (2015)
- Institute of Environmental Management and Assessment (IEMA) and Landscape Institute (LI) Guidelines for Landscape and Visual Impact Assessment (GLVIA 2013, 2023 Clarifications Document)

6.6. Natural Heritage Designations

The site is not located within any natural heritage designated site. The nearest site is Fitzsimon's Wood proposed Natural Heritage Area (pNHA) which is located approximately 100 metres north of the subject site. The nearest European designated sites are Wicklow Mountains Special Area of Conservation (SAC) (Site Code 002122) and Wicklow Mountains Special Protection Area (SPA) (Site Code 004040) which are located approximately 4km southwest of the subject site. The Glasnalower Stream, which adjoins the southeast boundary of the subject site, is hydrologically connected to South Dublin Bay SAC (Site Code 000210) and South Dublin Bay and River Tolka Estuary SPA (004024).

6.7. Environmental Impact Assessment (EIA) Screening

The application was accompanied by Schedule 7a information in the form of an 'EIA Screening Report'. It has been concluded that there is potential for significant effects

on European sites and an Appropriate Assessment has been undertaken having regard to the documentation on file including the NIS. The screening carried out for environmental impact assessment (Appendix 1), has addressed the characteristics of the proposed development, its location and the types and characteristics of potential impacts and has also had regard to the mitigation measures proposed in respect of protecting water quality. On this basis I am satisfied that there is no potential for significant effects on water quality or any other environmental factor, or any requirement, therefore, for environmental impact assessment. Impacts on European sites can be addressed under Appropriate Assessment, which I have addressed in Appendix 2 of my report.

7.0 The Appeal

7.1. Grounds of Appeal

A total of 3 no. third-party appeals were lodged to the Commission from local residents Michael Van Turnhout, Kevin and Ann Cullen, and others. The grounds of appeal are summarised as follows:

- The proposed development is contrary to Policy Objectives GIB2 and GIB5 of the Development Plan. The site is within the Barnacullia Landscape Character Area and Appendix 8 outlines the key development strategy related to this proposal is for any new residential development to maintain the rural character of the area and not be obtrusive on the horizon.
- It is noted that no National Landscape Character Assessment Policy or Strategy has been published to date by the Government and therefore the 2000 Landscape and Landscape Assessment Guidelines remain in place and have not been withdrawn. The objective of the European Landscape Convention is not only to protect the visual aspects of landscapes but also the character of the landscapes and this has been incorporated into the strategy for protection of this LCA.
- Much of the zoning within the LCA is Objective G, i.e. to protect and improve high amenity areas, or Objective B, i.e. to protect and improve rural amenity and to provide for development of agriculture. A very limited area is zoned

Objective A such as the subject site with the constraint that any such development maintains the rural character of the LCA. The development is urban in character and therefore contrary to Policy Objective GIB2.

- The submitted LVIA does not discuss the LCA or how the development would maintain the rural character of the LCA. The submitted EIA screening report relies on the LVIA regarding impact on the landscape. Whilst the submitted Design Statement does refer to the LCA and related Historic Barncullia LCA it concentrates on how the design fits with the recommendations of the report on the historic LCA but makes no mention on how the development maintains the rural character of the area.
- Reference is made to a strategic housing development known as Heronbrook which is currently subject to a Judicial Review with one of the grounds relating to landscape.
- The landscape and visual impact assessment does not include an impact assessment on the appellant's property 'Ísiltír' and therefore is not fit for purpose. The property is the one of the most impacted as it is immediately east of the site and siting at a lower altitude.
- The development contravenes the Council's building height policy as blocks B1, B2, B3 and B4 are all 5-storeys. Policy PHP42 aims to promote general building height of 3 to 4 storeys.
- The land between Slate Cabin Lane and Blackglen Road is a transitional zone, as described within Section 13.1.2 of the Development Plan. Therefore, it is not suitable for strategic urban expansion and the argument for a clear and hard boundary between urban and rural is not supported by Section 13.1.2. A high rise urban development would be against the preferred development policy of the county.
- It is questioned whether there is a reasonable level of connectivity as there is no Luas, DART, quality bus corridors or bus priority lanes close to the site. Whilst the Blackglen Road has been upgraded with foot and cycle paths the road capacity was not increased.

- It is stated within the LVIA that the urban-rural edge is unclear and includes an area zoned agricultural within such area, however, the development plan puts the boundary for development at Blackglen Road, Woodside Road and Slate Cabin Lane. There is no village centre or shopping centre at Lamb's Cross as described by the LVIA. The policies referenced in sections 3.1.2-3.1.5 apply to existing urban settings and therefore do not apply to this area.
- The proposed future link to the east of the site is over land where no permission has been given for same.
- There are concerns regarding the level and depth of the groundworks to accommodate a basement level of 138mOD and concerns that the noise and vibration assessment did not take account of the planned excavation works in terms of noise calculations in relation to rock breaking equipment and the absence of vibration calculations.
- The submitted Construction and Environmental Management Plan (CEMP) and Hydrological and Hydrogeological Risk Assessment Report (HRA) relate to an original base excavation of 143mOD (not 138mOD) and therefore are flawed. They are also absent of information regarding potential damage to adjoining properties. The Resource and Waste Management Plan stated that bedrock would not be encountered during the works.

7.2. Observations

An observation was lodged to the Commission on 28th August 2025 by local residents John and Philo Hassett. The issues raised are summarised as follows:

- The LVIA does not include an impact assessment on the observer's property 'Little Rock' which is one of the most impacted by the development.
- The eastern boundary of the site is bordered by ruined cottages (once occupied by Countess Markievicz) and it is considered that there is potential to provide public access to this ruined structure which would be in accordance with County Heritage Plan 2021-2025 and the Historic Landscape Character Assessment for Barnaculla.

- There is concern that the development will increase the risk of flooding on lands to the east of the site and potentially adversely affect the septic tanks on said lands.
- The proximity of Block B4 20 metres from the observer's property is of concern and there has been no provision made for noise and potential structure damage to said property. The development will require significant rock breaking due to the nature of the site. A more detailed assessment of potential impact based on specific construction phasing, location and type of plant, and duration of operations, is required. There is also inconsistency in relation to construction hours in the CEMP and noise and vibration report.

7.3. Planning Authority Response

The PA issued a response to the grounds of appeal on 25th August 2025 referring the Commission to the Planner's report. It was considered that the grounds of appeal did not raise any new matter that would justify a change in attitude to the proposed development.

7.4. Applicant Response

The applicant issued a response to the grounds of appeal on 3rd September 2025. It is summarised as follows:

- The statement that there are several buildings five storeys is a misunderstanding. The basement level is below ground level and should not be considered a storey in the conventional sense. Block B1 is five storeys due to the upper-level setback. The proposal is predominantly 4 storeys with a maximum height of 5-storeys including podium/basement levels strategically positioned due to the sites undulating topography.
- It is accepted that wording of the 2-5 storey development description may have caused misunderstanding in that the blocks ranging from 2-5 storeys include the podium/basement levels and are not above them. The scheme has two distinct ground levels, at no point are there more than two or four levels visible above the ground at any given point.

- The undulating topography of the site allows for a gradual, stepped increase in building height which creates visual interest, ensure variety and adheres to the height strategy. The proposed height, scale and massing are considered appropriate to the characteristics of the existing topography and surroundings. The proposal represents a positive contribution to the transitional zone, is appropriately zoned for residential and is located adjacent to the established urban area of Sandyford.
- Whilst it is acknowledged that the site is located within a peri-urban transitional zone and does not benefit from inner-city levels of public transport services, the site is well served by public transport. The Blackglen Road Improvement Scheme was specifically implemented to improve road safety, accessibility and traffic flow, thereby increasing the capacity of the road network to adequately support existing and future development in the area. It included carriageway widening, new footpaths and cycle paths and junction improvements.
- The planning application has described the site as within a transitional zone and does not describe is strictly 'urban' in the conventional sense. The design strategy has been carefully shaped to reflect the transitional zone.
- The proposed link to the east is not proposed to be delivered as part of the proposed development and it is merely an indicative possible future link identified for strategic planning purposes.
- A revised noise and vibration technical note has been submitted which has taken into account the proposed rock breaking. Subject to mitigation such as site hoarding and noise barriers/absorbers the expected noise level from rock breaking activities remains 2dB above the construction noise criteria. In EIA terms this represents a negative, slight and short-term likely effect. This has not changed the findings of the EIA screening report which remains scientifically robust.
- The CEMP and HRA have been amended to address the discrepancy in the basement finished floor level figures. This has not changed the findings of the HRA which remains scientifically robust.

- The reference to the SHD on judicial review is not directly comparable to this scheme and this should be afforded no weight in the assessment of the current proposal.
- Section 6 of the submitted planning report included a clear and specific section addressing the landscape character of the area and assessed the proposal in that context. The height and number of apartments have been significantly reduced from what was initially proposed under the previous SHD application.
- The landscape character assessment at county level is inherently broad brush and it can/does vary within identified/defined LCAs. The Barnacullia LCA includes forest and heath covered elevated slopes to the south and west and urban generated development at increasing density to the northeast where the LCA extends into the urban area. Appendix 8 acknowledges the variation in character of the LCA stating that it can be almost subdivided into two separate enclosures by the Barnacullia Road (This road becomes Woodside Road which passes to the south of the site).
- The southern portion of the LCA can be classified as rural in character, however, it is not accurate to describe the northern area between Woodside Road and Blackglen Road as rural. It is peri-urban in character and in the process of urban consolidation driven by national policy of compact growth. The requirement to maintain the rural character of an area that is not of rural character would not be in keeping within the principle of proper planning and sustainable development.
- The submitted LVIA recognised the sensitivity of the rural landscape to the south and west and this was assessed through a number of viewpoints. The proposal would not be obtrusive on the horizon. It determined that the development would have no significant visual effect on any of these viewpoints and therefore would not change the rural character of this rural area. The assessment contained in the EIA screening report remains scientifically robust and conclusions in relation to landscape and visual amenity remain the same.

7.5. Further Responses

The response from the applicant was recirculated to all parties in accordance with Section 131 of the Planning and Development Act 2000, as amended. The appellants made further submissions/observations which are summarised as follows:

- The development can be characterised as urban creep which national, regional and local policies are structured to prevent. The Commission has previously refused permission for developments in the area ensuring the rural character of the area remains intact. High density apartments does not respect the transitional status of the site.
- It is accepted by the applicant that the development will change the character of the LCA which would contravene policy objective GIB2. The entire LCA is rural in character and the division of the LCA into two different zones is not correct.
- The applicant's building height explanation that most of the B blocks are not five storeys is accepted. However, it is still contrary to the building height strategy.
- The Commission previously accepted that the SHD application would be visually obtrusive and that the applicant did not adequately assess the impact on long distance views.
- It is uncertain whether the authors of the latest noise report are aware that the site is underlain by granite as the generic term 'rock' is used. Granite is significantly harder and stronger than most other rocks in the Dublin region including limestone and will require higher capacity rock breaking hammers.
- Previous rock breaking along the Blackglen road indicates that a minimum rock breaker with a 50t rating was required to effect the required granite removal. The noise report suggests a 23t pneumatic rock breaker which would not be strong enough. The higher capacity rock breaker will cause increased noise and vibration and therefore the noise levels set out in the noise report can be set aside.
- The noise disturbance level of slight, moderate and short term is questioned due to the three month timeline allocated for rock breaking. The vibration levels

have not been calculated and instead will be determined via monitoring which is considered to be clear proof that the impact will be significant and most likely very damaging.

- The applicant has undertaken no groundwater samples as part of the hydrogeological study and there is no information in relation to groundwater flow direction or permeability data.
- It is questioned how the CEMP assessment has not changed even though it included a 300% increase in the quantum of rock to be excavated. It still relies on the noise and vibration assessment of the original noise report.
- The acknowledgment that the development will impact on the character of the LCA should have required an editing of the submitted EIA screening report.
- The EIA screening report does not account for the noise and vibration impact or the 300% increase in the quantum of rock breaking.
- The applicant will have no input into the project timeline.
- The site is an integral part of the LCA and therefore the policies protecting the area should apply in full. The area has a high amenity area to the west, rural area to the south and pNHA to the north, which forms part of the LCA. The area between Blackglen Road, Woodside Road, Enniskerry Road and Slate Cabin Lane is a perfect example of a transition zone where large scale high density development should not be allowed to take place.
- The apartment blocks B do not form a transition towards the area zoned rural area to the south of Slate Cabin Lane. The site is not part of a commercial core or suburban and is not a corner site, redevelopment site or adjacent to public transport.
- The Blackglen road was downgraded to a local road with the intention to maintain the rural character of the area.
- The use of fencing along the wildlife corridor will restrict the local deer population from using it. The development will result in health and safety issues as deer will stray onto the public road. No reference is made to Policy Objective GIB22 nor does the Wildlife Refuge and Biodiversity Plan refer to the Council's

Biodiversity Action Plan 2021-2025. It is also unclear how the corridor will be managed.

- A letter is attached from the appellants' solicitor outlining concerns in relation to climate change and that the application is not adequate for the Commission to ensure that it performs its consent functions in a manner consistent with the matters set out in Section 15(1) of the 2015 Climate Act.
- The submitted Climate Change Impact Assessment reports on climate change adaption but provides a lack of any real information on climate change mitigation. A whole life carbon impact assessment has not been provided.
- The development introduces increased vehicle use in an area poorly served by public transport with no calculation of the carbon impact of the increased use of private cars.
- The PA did not apply the refining density methodology as set out in the Compact Settlement Guidelines in accepting that 59 units per hectare is acceptable.

Planning Authority

The PA issued a further response referring the Commission to the previous planner's report. It noted that no new matter has been raised which would justify a change in attitude to the proposed development.

8.0 **Assessment**

8.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local, regional and national policies and guidance, I consider that the substantive issues in this LRD appeal to be considered are as follows:

- Zoning
- Density
- Residential Mix
- Building Height

- Landscape & Visual Amenity
- Residential Amenity
- Climate Impact

8.2. The Commission should note that the site was subject to a previous strategic housing development (SHD) application which was refused in July 2023 (ACP ref. 314459-22). This SHD application proposed 360 no. apartments on the subject site of 3.7 hectares in 9 no. blocks ranging in height from 2-6 storeys over basement level, at a net density of 97.3 units per hectare. The application was refused for 3 no. reasons which are summarised above within section 5.0 of this report. The applicant has stated that this application together with the pre-planning stage advice from the PA has shaped and guided the subject development proposal.

Zoning

8.3. The proposed development is located on lands zoned 'Objective A' within the Dún Laoghaire-Rathdown County Development Plan 2022-2028 (CDP) where the objective is to provide for residential development and improve residential amenity while protecting the existing residential amenities. The site is also located within a 'transitional zoning area' as described by Section 13.1.2 of the CDP. Therefore, there is a requirement to avoid developments which would be detrimental to the amenities of more environmentally sensitive zones, and the scale and density must protect the amenities of residential properties. Having regard to the nature and zoning of the site, I consider the principle of the development acceptable, subject to my detailed assessment below.

Density

8.4. The Commission should note that 192 no. residential units are proposed on a stated net site area of circa 3.24 hectares which amounts to a density of 59.2 dwellings per hectare (dph). I note that this is significantly below the density proposed under SHD application ref. 314459-22. It is a policy objective of PHP 18 (Residential Density) of the CDP to increase housing supply, promote compact urban growth and encourage higher densities subject to high quality sustainable development, the protection of existing residential amenities and the established character of the area and having regard to proximity and accessibility considerations, and development management

criteria set out in Chapter 12. I note that Section 12.3.3 of Chapter 12 (Quantitative Standards for Residential Development) states that the number of dwellings to be provided on a site should be determined with reference to the Government Guidelines Document (i.e. the 2024 Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities).

- 8.5. I note that Table 3.1 of the 2024 Guidelines sets out that it is a policy and objective that residential densities in the range of 40dph to 80dph shall generally be applied to suburban locations in Dublin and that densities of up to 150dph shall be open for consideration at 'accessible' suburban locations. I note that the proposed density of 59.2dph is marginally below the mid-density range of 40-80dph. I also note that Section 3.4 of the 2024 Guidelines outlines the criteria to further refine the density ranges, i.e. by the consideration of the proximity and accessibility to services and public transport (Step 1) and consideration of character, amenity and the natural environment (Step 2). The Commission should note that table 3.8 of the 2024 Guidelines defines 'accessible' as lands within 500 metres of existing or planned high frequency urban bus services (i.e. 10 minute peak hour frequency).
- 8.6. The subject site is located on the periphery of the urban boundary line of the county and within the boundary of Dublin City and Suburbs, as illustrated in the Core Strategy Map of the CDP. (i.e. Figure 2.9). I consider that the area and subject site represents a suburban location. Whilst the northern boundary of the site is located c.120 metres from a bus stop, I note that the submitted Traffic and Transport Assessment (TTA) and Mobility Management Plan (MMP) outline that the existing bus services are every 30 minutes at peak hours and therefore not of high frequency. Additionally, there are Bus Connects plans for the Blackglen Road route, however, again, these are not expected to be high frequency. Therefore, notwithstanding the circa 400 metre proximity to Lambs Cross to the east of the site, which is a zoned neighbourhood centre under the CDP (Objectives NC and SNI), I do not consider the location to be an 'accessible' suburban location as defined by Table 3.8 of the 2024 Guidelines and, conversely, it represents a peripheral location. Therefore, densities of up to 150dph would not be applicable to the subject site.
- 8.7. Additionally, with regards to step 2 of the 2024 Guidelines, I note that the local character of the area is defined by low density one-off residential units, however, there has been permission granted for a high-density residential development approximately

70 metres east of the site (ACP ref. 313321) (The Commission should note that this has not commenced development and is currently subject to judicial review). This is a development of 101 units at a net density of 64 units per hectare. I also note that the subject site or immediate area is not located within an Architectural Conservation Area (ACA) nor are there any protected structures in close proximity to the site. Therefore, the locality does not represent an historic environment sensitive to change. However, I do note that the site is located within the Barnacullia landscape character area (LCA) and the Commission should note that I have assessed the impact on same within paragraphs 8.16 to 8.28 below.

- 8.8. Having reviewed the submitted architectural design statement, having regard to the 12 criteria set out in the 2009 Urban Design Manual and subject to my detailed considerations regarding residential amenity, landscape and natural heritage below, I am in agreement with the PA that the proposed density marginally below the mid-density range of 40-80dph is acceptable to this location. Therefore, I consider the proposed development in accordance with Section 13.1.2 (Transitional Zoning Areas) and Policy Objective PHP18 (Residential Density) of the CDP in this regard.

Residential Mix

- 8.9. The proposed apartment (including duplex) residential mix provides for 33 no. 1 bed units, 84 no. 2-bed units, 47 no. 3-bed units and 14 no. 4-bed units. Additionally, 14 no. 3-bed semi-detached houses are proposed. I note that Table 12.1 of the CDP outlines the apartment mix requirements for proposals in existing built-up areas where apartments may include up to 80% studio, one and two bed units and there must be a minimum of 20% 3+ bed units. I note that both the apartment element and overall development comply with the CDP thresholds. I also note that the apartment mix complies with Specific Planning Policy Requirement (SPPR) 1 of the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2023) which allows for 50% of the development to include 1-bed units with no minimum requirement for 3+ bed units.
- 8.10. Having reviewed the Housing Strategy and Housing Needs Demand Assessment (HNDA) (Appendix 2 of CDP) I note that it states that the average size of households in the County is expected to decline to approximately 2.5 average no. of persons in private households. I also note that it states that a relatively large percentage of

existing households in the county live in apartments and this is part of a growing trend (i.e. percentage change of +16.83% between 2011 and 2016 in private household apartment living, Table 2.3.4). Therefore, I consider that the proposed residential mix reflects the existing and emerging demand patterns within the county and thus complies with Section 12.3.3.1 (Residential Size and Mix) and Policy Objective PHP27 (Housing Mix) of the CDP.

Building Height

- 8.11. It is contended by the appellants that the proposed development is contrary to building height policy as the apartment block height of 5 storeys exceeds the maximum levels outlined in the Building Height Strategy (BHS) of the CDP. The Commission should note that the applicant submitted section drawings at further information stage illustrating the height of the blocks in relation to the existing and proposed ground levels of the site. Having reviewed same, it is clear that Block B1 and B2 is a five storey block from ground level (with an additional underground basement level car park) and Block B3 and B4 is predominantly 4 storeys, however, can be considered 5 storey from certain elevations.
- 8.12. Having reviewed the BHS of the CDP (Appendix 5), I consider that the subject site falls within a 'residual suburban area' to which Policy Objective BHS3 (Building Height in Residual Suburban Areas) applies. The reasoning for this is due to the site not being covered by an existing or forthcoming local area plan (LAP) nor does it not fall within zoning objectives 'F', 'B', 'G' or 'GB' of the CDP. The Commission should note that Policy BHS3 outlines that it is a policy to promote general building height of 3-4 storeys in residual suburban areas. However, the policy also states that there may be instances where an argument can be made for increased height subject to the building height performance criteria of Table 5.1 of the BHS. I note that the PA considered that the applicant provided a detailed assessment and justification for the proposed building height and considered that the site could accommodate same after it undertook a detailed assessment in accordance with the building height performance based criteria of Table 5.1.
- 8.13. The Commission should note that I have assessed the proposed development against the Table 5.1 building height performance criteria within pages 34 to 43 of this report.

Criteria for such proposal	Assessment
1. At County Level	
<p>a. proposal assists in securing objectives of the NPF (development in key urban centre/targets for brownfield, infill and compact growth development)</p>	<p>The site is located within the urban footprint of DLR (Figure 2.9 of the CDP). The development of 192 no. units at a density of c. 59.2 units per hectare complies with the density range specified within table 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines (for suburban locations of Dublin city), and I consider that this will assist in securing objectives of the NPF including National Policy Objectives 43 and 45. Therefore, I consider that the proposed development complies with this criterion.</p>
<p>b. Site must be well served by public transport (i.e. within 1km of Luas stop, Dart station or Core Bus Corridor, 500m of a bus priority route, with high capacity, frequent service and good links to other modes of public transport.</p> <p>Areas covered under Policy BHS3 are not required to meet these criteria. (my emphasis)</p>	<p>The subject site is located in a 'residual suburban area' where Policy BHS3 of the Building Height Strategy (BHS) applies. Therefore, the proposal is not required to meet this criterion.</p> <p>Notwithstanding this, I note that the site is located approximately 2km from Glencairn Luas Stop (30 min walk via Hillcrest Road and Kilgobbin Road) and approximately 120 metres from the nearest bus stop on Blackglen Road which provide Dublin Bus services to Dundrum, Sandyford and Glencullen (Route no. 44b) and GoAhead services to Blackrock (route no. 114). Future Bus Connects route no. 86 will connect the Blackglen Road to the city centre with additional route nos. 87 and 88 connecting to the city via Lamb's Cross (7 min walk). Therefore, whilst the site is not connected to</p>

	high capacity/frequent public transport services, there are public transport services available within the area.
<p>c. proposal must successfully integrate into/enhance the character and public realm of the area, having regard to topography, cultural context and setting of key landmarks.</p> <p>The proposal may enclose a street, crossroads or public transport interchange to the benefit of the legibility, appearance or character of the area.</p>	<p>The proposals provide a stepped building height approach that corresponds to the undulating and rising topography of the site with the 2/3 storey houses/duplexes located within the higher elevation of the site and the 5 storey apartment blocks located to the lower side. I consider that this design and layout corresponds well to the topography of the site, as well as the transitional zone between urban and rural. This, together with the proposed different character areas within the proposed development, the active frontage along Blackglen Road and to the substantial landscaping and biodiversity proposals around the perimeter of the site, ensures that the development will successfully integrate into and enhance the character and public realm of the area. Overall, I consider that the proposals comply with the 12 criteria set out in the 2009 Urban Design Manual, in particular in relation to Context, Inclusivity, Variety and Distinctiveness. Therefore, I consider the proposal to comply with this criterion.</p>
<p>d. Protected views and prospects: proposals should not adversely affect the skyline or detract from key elements within the view.</p>	<p>The site is located within the Barnacullia Landscape Character Area (LCA). Having reviewed the zoning maps of the CDP, I note that the nearest designated views to be protected are located southeast of the site (L-3017) [where protected views are facing northeast away from the site], northwest of the site (R113) [where protected views are facing northeast away from the site], and west/southwest of the site (Ticknock Road)</p>

	<p>[where protected views are facing east towards the site, however, due to topography and vegetation, no viewpoints of the site are available].</p> <p>One of the nearest prospects to the site is ‘Three Rock Mountain from the Enniskerry Road’ approximately 1.7km south of the site. I consider that the development would not adversely affect this prospect due to the distance and surrounding topography.</p> <p>Overall, due to the height and scale of the development and to my assessment within paragraphs 8.16 to 8.28 I consider that the development would not significantly adversely affect the skyline from surrounding viewpoints or vantage points. Therefore, I consider the proposal to comply with this criterion.</p>
<p>e. Infrastructural carrying capacity of the area as set out in Core Strategy</p>	<p>The area is identified as comprising of Tier 1 lands as per the Core Strategy Table (2.10) and associated Core Strategy map (Figure 2.9) within the CDP. As identified by Section 2.3.7.2, I note that these lands represent serviced lands and, in general, part of or contiguous to the built-up footprint of an area. Therefore, I consider the proposal to comply with this criterion.</p>

2. At District/Neighbourhood/Street Level

a. proposal must respond to its overall natural and built environment and make positive contribution to the urban neighbourhood and streetscape

It is my view that the proposed design and layout represents a high quality sustainable neighbourhood due to the high quality design and finishes of the proposed buildings, the substantial landscaping and biodiversity enhancement proposals along the perimeter of the site, the quantum and layout of public and communal open space areas throughout the site which are adequately overlooked, to the variety of housing types and uses proposed within the development including childcare and residential amenity spaces, to the design of the street being in accordance with DMURS and proposed pedestrian and cycling links to Blackglen Road and Woodside Road and to the adequate separation distances to existing properties and between units (assessed within paragraphs 8.34 to 8.39 below). Therefore, I consider that the proposal delivers on the requirements of the 2009 Urban Design Manual, in particular in relation to connections, distinctiveness, privacy and amenity, inclusivity, variety, layout, public realm and detailed design. I consider the proposal to comply with this criterion.

b. proposal should not be monolithic and should avoid long, uninterrupted walls of building in the form of slab blocks

A Design Statement was submitted with the application as well as computer generated images (CGIs) of the proposed development. I consider that the design to be of high quality that responds well to the topography of the site with a varied architectural approach throughout including in terms of finishes, height, roof design and housing typology. I consider the proposal to comply with this criterion.

<p>c. proposal must show use of high quality, well considered materials</p>	<p>I am satisfied that the submitted Design Statement and Building Life Cycle Report show that the proposal will use high quality durable materials on the buildings (including balconies). Therefore, I consider the proposal complies with this criterion.</p>
<p>d. proposal must enhance urban design context for public spaces and key thoroughfares and marine or river/stream frontage</p>	<p>I consider that the proposal provides a high quality active frontage to the key thoroughfare of the Blackglen Road. Additionally, a central open space and playground is proposed that is adequately overlooked by a number of apartment blocks and duplex units. Furthermore, I consider that the proposal maintains and enhances the natural boundaries around the perimeter of the site through tree trails and wildlife refuge corridors. Therefore, I consider the proposal to comply with this criterion.</p>
<p>e. proposal must make positive contribution to legibility. Public realm to be improved where building meets the street</p>	<p>I consider that the proposal provides a permeable network of pedestrian and cycling routes through the site which are adequately supervised. The courtyard layout to the north of the site provides an active frontage to Blackglen Road. I consider the proposal to comply with this criterion.</p>
<p>f. proposal must positively contribute to mix of uses/buildings/dwelling typologies</p>	<p>I note that the proposal includes the provision of a childcare facility, residential amenity spaces and provides a range of housing typologies in the form of apartment units, duplex units and houses. Having regard to this and to my assessment within paragraphs 8.9 and 8.10 above, I consider that the proposal complies with this criterion.</p>

<p>g. proposal should provide appropriate level of enclosure of streets/spaces</p>	<p>Having regard to the layout of the proposed development, to the siting of the various public open spaces and streets which are adequately overlooked by the residential units, I consider that the proposal provides an appropriate level of enclosure of streets and spaces. Therefore, I consider that the proposal complies with this criterion.</p>
<p>h. proposal allows meaningful contact between all levels of buildings and the street/spaces</p>	<p>I consider that the proposal provides active street frontages along all public spaces and streets and therefore complies with this criterion.</p>
<p>i. proposal must make positive contribution to character and identity of neighbourhood</p>	<p>I consider that the design and layout of the scheme, including the use of stepped building heights that corresponds with the topography of the site, and the provision of different character areas within the scheme, makes a positive contribution to the character and identity of the neighbourhood.</p>
<p>j. proposal must respect the form of buildings and landscape around the site's edges and amenity enjoyed by neighbouring properties</p>	<p>The proposal includes landscaping proposals that will provide a biodiversity wildlife corridor and tree corridor around the perimeter of the site. I consider that the proposal complies with this criterion.</p>

3. At site/building scale	
a. the design should maximise access to natural daylight, ventilation and views and minimise overshadowing	I refer the Commission to my detailed assessment within paragraphs 8.34 to 8.39 of this report. I consider that the proposal complies with these criteria.
b. proposal must demonstrate compliance with daylight and sunlight quantitative performance standards set out in the BRE Guidance	
c. proposal should ensure no significant adverse impact on adjoining properties in terms of overlooking/overbearing or overshadowing	
d. proposal should not negatively impact on an ACA or setting of a protected structure	I note that the subject site is not located within an ACA or within or in proximity to the setting of a protected structure. I am satisfied that the proposal would not negatively impact on same.
e. proposal must demonstrate maximum energy efficiency to align with climate policy	I refer the Commission to paragraphs 8.40 to 8.49 of my assessment below. I consider the proposal to comply with this criterion.

4. County Specific Criteria	
a. Proposal should protect character of the coastline	The proposal is not located in close proximity to the coast and will not impact the character of the coastline.
b. Proposals within mountain foothill landscape should ensure appropriate scale, height and massing so as to avoid being obtrusive	The subject site is located within the foothills of the Dublin Mountains within the landscape character area of Barnacullia. I refer the Commission to my assessment under paragraphs 8.16 to 8.28 of this report. I consider the proposal to comply with this criterion.
c. additional specific requirements	The application was accompanied by a number of documents as summarised within Table 2 of this report.
d. specific assessments such as assessment of microclimatic impact such as downdraft	The application was accompanied by a Pedestrian Wind Comfort Study which concludes that the proposal will be a comfortable environment for occupants with some areas highlighted as potentially uncomfortable for a limited period of time which will be mitigated through incorporation of landscaping. Therefore, I consider the proposal to comply with this criterion.
e. impact on flightlines and proximity to locations sensitive to bird/bats	I note that the submitted Ecological Impact Assessment (EclA) Report states that there is potential for adverse, short term, moderate impacts on bats and breeding birds during the construction phase through improper lighting, noise disturbance (breeding

	birds) and vegetation clearance within the breeding season. The mitigation measures proposed include removal of any vegetation outside the bird nesting season, the direction of any lighting away from the boundary vegetation of the site and tree pre felling checks prior to felling. Swift bricks and bat boxes will be installed during the operational phase and a bat ecologist will be employed to assess night-time lighting in place. I consider the proposal to comply with this criterion.
f. assessment on impact on telecommunications channels	The application is accompanied by a Telecommunications Report which concludes that the proposal allows for the retention of important telecommunications channels such as microwave links. I consider the proposal to comply with this criterion.
g. proposal maintains safe air navigation	I consider that the height of the proposed development will not impact air navigation.
h. relevant environmental assessments such as EIA, AA, Ecological Impact Assessment	The application was accompanied by an EIA Screening report, Appropriate Assessment Screening Report and Natura Impact Statement and Ecological Impact Assessment. I refer the Commission to Appendices 1 and 2 of this report regarding my EIA Screening determination and AA. I consider the proposal to comply with this criterion.

<p>i. additional criteria for larger redevelopment sites with taller buildings</p> <p>j. positive contribution to placemaking</p> <p>k. BRE standards for daylight and sunlight in relation to larger unconstrained redevelopment sites.</p>	<p>Having regard to Section 2.1.1 of the BHS, to the proposed building height of 2-5 storeys and to the existing building height in the area, including the approved SHD application ref. 314459, I do not consider the proposed buildings to be ‘tall buildings’ and therefore am in agreement with the PA that this section is not applicable.</p>
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- 8.14. To conclude, I consider that the applicant has demonstrated compliance with the Table 5.1 building height performance criteria. Therefore, I consider that the subject proposal is an instance where an increased building height of five storeys, i.e. one storey above the general building height of 3-4 storeys for residual suburban areas, can be accommodated on the subject site. As such, I consider that the proposed development is consistent with section 4.3.7 (Mountain Foothills) and policy objective BHS3 of the BHS.
- 8.15. The proposed development complies with the building height strategy for the County in accordance with Policy Objective PHP42 (Building Design and Height).

Landscape & Visual Amenity

- 8.16. I note that the impact of the development on the Barnacullia Landscape Character Area (LCA) is a key concern raised by the appellants. It is contended that the development contravenes policy objectives GIB2 (Landscape Character Areas) and GIB5 (Historic Landscape Character Areas) and Appendix 8 (Landscape Assessment Study) of the CDP as the proposed development is urban in nature which does not maintain the rural character of the area. The applicant contends that the site is not rural in character, but is located within a peri-urban transitional zone.
- 8.17. The Commission should note that one of the reasons for refusal for SHD ref. 314459-22 was that inadequate consideration was given to the design approach within this LCA and that the height, scale, design and layout failed to integrate into or enhance the character of the surrounding area. I acknowledge that the applicant has substantially reduced the quantum, height and scale of the development in response to this reason for refusal.
- 8.18. I note that Policy Objective GIB2 of the CDP seeks to continue to protect, manage and plan to conserve, maintain or enhance the distinctive characteristics of the county's landscapes in accordance with recommended strategies outlined the Landscape Character Assessment (2002 and since updated), the Draft Guidelines for Landscape and Landscape Assessment (2000), the European Landscape Convention and the National Landscape Strategy for Ireland. Policy Objective GIB5 seeks to have regard to the Historic Landscape Character Assessment (HLCA) already undertaken for a number of urban-rural fringe areas of the County most likely to come under development pressure. Furthermore, the strategy of the Barnaculla LCA, as set out in

Appendix 8 of the CDP, includes for any new residential development to maintain the rural character of the area and should not be obtrusive on the horizon.

- 8.19. The Commission should note that the application was accompanied by a Landscape and Visual Impact Assessment (LVIA) which includes reference to the Guidelines for Landscape and Visual Impact Assessment (GLVIA) (2013), and further response from the author at appeal stage, and I have had regard to same.

Character of the Area

- 8.20. Firstly, it is important to determine the character of the area before assessing the level of impact on same. Having inspected the site, I did observe the site within a suburban area within the foothills of the Dublin Mountains. Having travelled the Blackglen Road, I observed it to be that of an urban/suburban type road in terms of its wide carriageway, footpaths and segregated cycle lanes and public street lighting. I acknowledge that this is the result of the Blackglen Road Improvement Scheme which is a specific objective under the CDP for '6 year road objectives/traffic management/active travel upgrades'. In contrast, I observed Woodside Road to be a typical rural road with roadside hedgerow/trees and no such active travel or lighting provision.
- 8.21. I also note that the subject site is approximately 400 metres west of Lamb's Cross which is a designated neighbourhood centre under the CDP (Zoning Objectives 'NC' and 'SNI') and the site benefits from footpath and segregated cycle connections to same. Furthermore, the site is approximately 75 metres west of application ref. 313321-22 where the Commission granted permission for 101 no. residential units.
- 8.22. I have also had regard to the land use zoning maps (Map 5) of the CDP which specifically excluded the subject site and lands between Blackglen Road, Woodside Road and Slate Cabin Lane from any rural (Objective B) or high amenity (Objective G) zoning. These sensitive zonings within the LCA are located to the south and west of the site. Therefore, I consider that it is reasonable to conclude that the zoning provisions of the CDP do not consider the landscape of the subject site to be rural in zoning terms.
- 8.23. Therefore, having regard to the above, it is my view that the subject site is located within an area of the LCA that is peri-urban in nature. Notwithstanding this, there is still a requirement for the proposed development to maintain the rural character of the overall LCA and not be obtrusive on the horizon which I will assess below.

Impact on Character of Area

- 8.24. I note that the subject site is dominated by gorse and represents an undeveloped greenfield site. I consider that due to the very nature of the proposal, which will develop the site for residential use, this will result in an impact on the landscape character of the area. However, the key issue is to determine the level of impact and whether the proposed development accords with the principles of the Barnacullia LCA as set out in Appendix 8 of the CDP and whether it contravenes policy objectives GIB2 and GIB5 of the CDP.
- 8.25. I have had regard to the Barnacullia Historic Landscape Character Assessment (HLCA), which is complementary to the LCA, and which describes the settlement origins of Barnacullia and historic evolution of the townland. It identified a potential clachan type settlement approximately 1km south of the site and I note that there is an abundance of known archaeological sites primarily to the south and west of this settlement. In contrast, I consider that the subject site not of high value in cultural or archaeological terms as there are no known recorded monuments within the site and the submitted Archaeological Assessment did not identify any features of archaeological potential. I also note that the site is not located within an Architectural Conservation Area (ACA) nor are there any protected structures within the site or in close proximity. The site and landscape is not of recreational value with a number of designated recreational walks located to the south of the site off Woodside Road. The site is also not of scenic value with no neighbouring protected views or prospects directed towards the site.
- 8.26. The Commission should note that the proposed development includes extensive landscaping and biodiversity enhancement proposals along the perimeter of the site, including the retention and enhancement of the woodland that provides frontage to the rural type Woodside Road. I consider that this aspect of the development, together with the stepped building heights, will provide an acceptable transition within this peri-urban site and surroundings.
- 8.27. I have also had regard to the submitted computer generated images (CGIs) and photomontages taken from various viewpoints surrounding the site. Having regard to this, to the layout of the development, to the separation distances of the buildings from the boundaries and to the substantial reduction in quantum and height from the

proposals under ref. 314459-22, I am satisfied that the proposed development would not have a significant adverse impact on the visual amenities of the area and would not be obtrusive on the horizon.

- 8.28. Furthermore, whilst I have acknowledged that the development will impact the character of the area, I consider that the distinctive characteristics of the Barnacullia LCA and HLCA will be protected, conserved and maintained having regard to the design and layout of the proposed development. Therefore, I consider the proposed development has adequately addressed the previous reason for refusal under ref. 314458-22 and, accordingly, complies with policy objectives GIB2 (Landscape Character Areas) and GIB5 (Historic Landscape Character Areas) of the CDP in this regard.

Residential Amenity

Noise and Vibration

- 8.29. The Commission should note that there were discrepancies in relation to the excavation levels between the submitted plans and the CEMP/HRA which was raised by the appellant. In response, the applicant submitted a revised CEMP and HRA at appeal stage to rectify the inconsistencies. The application was also accompanied by a Noise Impact Assessment and, additionally, a noise technical note (NTN) was submitted at appeal stage to assess noise and vibration from the proposed rock breaking activities at the nearest noise sensitive location (NSL) (i.e. representing the worst case scenario). I note the appellant's response to same and concerns raised in terms of the proposed rock breaker not being strong enough due the characteristics of granite rock and the requirement for a higher capacity machine which would cause increased noise and vibration damage.
- 8.30. The Commission should note that the NTN was prepared following guidance such as BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014 (Code of Practice for noise and vibration control on construction and open sites), BS 7385-2:1993 (Guide for measurement of vibrations and evaluation of their effects on buildings) and BS 7385-2 1993 (Evaluation and measurement for vibration in buildings – Guide to damage levels from ground borne vibration).
- 8.31. The strategy proposed by the applicant is to excavate the overburden and top 1 metre of bedrock using a tracked excavator with the remainder of the excavation by 'low-

noise vibratory hammers'. It is stated that the vast majority of the excavation is in areas where the base of the excavation is within 1 metre of the expected bedrock level and therefore most of the excavation will be by means of the tracked excavator. I note the exception to this is in the area of apartment blocks B1 and B2 where the average depth of hard excavation will be 6.4 metres (*Table 1 of CEMP*). I note that the applicant undertook ground investigations between April and May 2021 and again in June 2021 and a Ground Investigations Report (GIR) is included within Appendix A of the CEMP. The GIR noted the granite rock characteristics of the site and the proposed excavation method set out in the CEMP is taken from the results of the GIR.

- 8.32. The NTN proposes a vibration monitoring programme prior to rock breaking activities to ensure the limits to prevent damage to buildings are not exceeded. This will involve vibration monitoring to alert any exceedance and the ceasing of works in the event of the limit being exceeded. In relation to noise, mitigation measures such as site hoarding between the nearest NSL and the installation of noise barriers/absorbers as well as noise monitoring are proposed.
- 8.33. Overall, having regard to the rock breaking strategy proposed, to the use of mitigation and monitoring measures and to the relative short-term nature of the construction works, I consider that the proposed development will not result in a significant adverse impact on adjoining residential amenity in terms of noise and vibration. If the Commission is minded to grant permission, it is my recommendation that conditions are attached that restrict the construction hours of the proposed development and ensures the implementation of the mitigation and monitoring measures set out in the Noise Impact Assessment and Noise technical note.

Overlooking

- 8.34. I note that Section 12.3.5.2 of the CDP outlines that acceptable separation distances between apartment blocks over three storeys to be circa 22 metres to avoid, inter alia, excessive overlooking. Furthermore, SPPR 1 of the 2024 Compact Settlement Guidelines outlines that a separation distance of at least 16 metres between opposing windows above ground floors must be maintained.
- 8.35. Having reviewed the separation distances from the proposed buildings to the nearest residential receptors as set out on the submitted site layout drawing, I note that the distances exceed the standards outlined within Section 12.3.5.2 of the CDP and within

SPPR1 of the 2024 Guidelines with the nearest distances being circa 23 metres from Block A2 and circa 22 metres from Block B4. Notwithstanding the topography of the site, having regard to these separation distances and to the proposed landscaping proposals along the perimeter of the site, I am satisfied that the proposed development would not result in an adverse impact on residential amenity in terms of overlooking.

- 8.36. Furthermore, having reviewed the distances between the proposed residential blocks and units, I note that the separation distances comply with the separation distances set out in SPPR 1 of the 2024 Guidelines. Therefore, I am satisfied that the amenity of future residents in terms of overlooking/privacy will be acceptable.

Overshadowing

- 8.37. The application is accompanied by a Daylight, Sunlight and Overshadowing Assessment (DSOA). The internal daylight assessment was carried out against the BRE Second Edition Standard (2011) and the BRE Third Edition Standard (2022). The 2022 methodology features two criterion standards; with criterion one recommending that the analysed space must achieve an illuminance of > 100 lux for half of the daylight time in a year across >95% of the floor area of a given space; and criterion two recommending that the analysed space must achieve an illuminance of > 300 lux for half of the daylight time in a year across >50% of the floor area of a given space. The analysis concluded that there was a 93% compliance rate across the development in terms of the 2011 Standard and a 95% (Criterion 1) and 94% (Criterion 2) achievement of lux levels set out in the 2022 standard. The units which fail marginally in terms of the 2022 standard have been compensated with access and views to green areas and amenity spaces, increased window sizes and living spaces being located to the front of units. In terms of sunlight to units, 59% of units complied with annual probable sunlight hours (APSH) greater than 25% and 62% of units complied with APSH greater than 5% for the winter period.
- 8.38. The assessment also concludes that the majority of the communal amenity space receive at least 2 hours or more of sunlight on March 21st. In terms of overshadowing on surrounding properties, a vertical sky component (VSC) analysis was carried out and concludes that all the windows on the surrounding properties meet the BRE Guidelines of a VSC>80% of its former value.

8.39. Therefore, having regard to the findings of the submitted DSOA, to the orientation of the development and to the separation distances to existing residential properties, I am satisfied that the proposed development would not result in a significant negative impact on existing residential amenity or residential amenity of future occupants in terms of loss of daylight, sunlight or overshadowing. Overall having regard to my assessment above, I consider the proposed development to comply with Policy Objective PHP20 (Protection of Existing Residential Amenity) of the CDP.

Climate Impact

8.40. I note the issues raised by the appellant regarding the climate impact of the proposed development in terms of greenhouse gas (GHG) emissions. It is stated that very little information regarding climate change mitigation is presented in the submitted Climate Change Impact Assessment (CCIA) report. There is no quantitative estimates of emissions including the increased use of private cars and the car parking provisions (other than EVs) would be contrary to the requirement to achieve greater than 12% annual transport emissions reductions.

8.41. The Commission should note that I have had regard to the submitted CCIA report, the submitted Energy and Sustainability Report/Climate Action Report, the Dun Laoghaire-Rathdown Climate Action Plan 2024-2029 (DLRCAP), the Climate Action and Low Carbon Development (Amendment) Act 2021 and Climate Action Plan 2025 (CAP25).

Energy and Buildings

8.42. The CCIA report outlines that the development will seek to achieve the greatest standards of sustainable construction and design that will maximise low energy use and reduce carbon emissions. The development will comply with residential and non-residential Part L 2022 as well as targeting a building energy rating of A3. Shading and maximised glazing areas have been balanced in the design so that natural light is provided in spaces without undue solar gains in summertime. Energy efficient light fittings will be installed. The plant options for heating will be electric panel heaters, air source heat pumps (ASHP) or exhaust air heat pumps (EAHP) with hot water sourced from ASHP or EAHP. Ventilation will be via mechanical ventilation and heat recovery or mechanical extract ventilation via the EAHP. It is my view that the proposed development will improve energy efficiency and carbon reduction in buildings which is

consistent with the objectives of the DLRCAP and CAP25. The proposed development therefore complies with policy objective CA5 (Energy Performance in Buildings) of the CDP.

Transport

- 8.43. I acknowledge that transport emissions contribute to a significant amount of GHGs and CAP25 has maintained the key target of a 20% reduction in total vehicle kilometres travelled. Whilst I note that the subject site is not located within an 'accessible' location in terms of the Compact Settlement Guidelines definition, I do consider that the site is well served by alternative modes of sustainable transport to that of the private car and therefore do not consider the development to be car-orientated.
- 8.44. The site will tie in with the Blackglan Road Improvement scheme via a controlled toucan crossing which will provide footpath and cyclist connections to Lambs Cross 400 metres east of the site which is a zoned neighbourhood centre within the CDP and thus provides access to a number of services to the local community including a primary school, community centre and shops. The site is also located approximately 120 metres from a bus stop that provides 30 minute frequency services at peak hours to Dundrum, Sandyford and Glencullen. The proposed development will also provide for 47 no. electric vehicle charging points and 484 no. bicycle spaces. Furthermore, the submitted Mobility Management Plan (MMP) proposes a number of measures to increase use of cycling, walking, public transport and the promotion of a carpool sharing scheme. If the Commission is minded to grant permission it is my recommendation that these measures are conditioned to be implemented.
- 8.45. Overall, I consider that the proposed development is not car-orientated, promotes active travel and complies with policy objectives CA16 (Low Emissions Vehicles) and T18 (Car Sharing Schemes) of the CDP. I consider the proposed development is consistent with the objectives of DLRCAP and CAP25.

Flood Resilience & Nature Based Solutions

- 8.46. I note the observer's concerns regarding a potential flood risk impact on lands downstream from the site. The Commission should note that the application is accompanied by a site-specific flood risk assessment (SSFRA) which accounted for the impact of climate change and has determined that all of the proposed development will be located within Flood Zone C with all finished floor levels having sufficient

freeboard to the 100 year flood level. Whilst the southeast part of the site is located within Flood Zone A and is confined to the Glasnalower stream channel, no works are proposed within 15 metres of this stream with the nearest proposed works being 4 metres above the elevation of the stream bed.

- 8.47. Furthermore, the proposed development will utilise nature based sustainable drainage systems including permeable paving, bioretention areas, grasscrete paving and attenuation systems prior to discharge to the public surface water mains and the Glasnalower stream. The Engineering Services Report submitted at application stage outlines that the discharge rate at the outfall location will be restricted to less than the current greenfield equivalent run-off rate. Therefore, I am satisfied that the proposed development will result in no increase in flow rates and volumes downstream and that the nature based solutions is consistent with DLRCAP and CAP25.
- 8.48. Additionally, I also note that the proposed landscaping scheme will see the planting of 375 new trees around the site together with new planting stock as outlined within the submitted Tree Report. Biodiversity will be supported as detailed within the submitted EclA and Wildlife Refuge and Biodiversity Management Plan. I consider that such measures consistent with the provisions of DLRCAP and CAP25 and to comply with policy objective CA18 (Urban Greening) of the CDP.

Circular Economy and Resource Management

- 8.49. The Commission should note that the application is accompanied by a resource and waste management plan (RWMP) and an operational waste management plan (OWMP) which detail methods for reuse, recovery and recycling of waste during the construction and operational stages. I consider such measures to be in accordance with the Circular Economy and consistent with the provisions of DLRCAP and CAP25.

Other Issues

Road Capacity

- 8.50. I note the appellant's comments regarding the road capacity not being increased as part of the Blackglen Road upgrade. I have had regard to the submitted Traffic and Transportation Assessment (TTA) which concludes that the surrounding road network has the capacity to accommodate the demand generated by the proposed development up to the design year scenario. Whilst some junctions experience

congestion, the queue lengths do not indicate significant congestion. I consider that the proposed development will not have a significant adverse impact on the capacity of the surrounding road network. I also note that the PA or Transport Infrastructure Ireland (TII) raised no concerns with same.

Access to derelict cottages

8.51. I note the observer's request for the applicant to provide future access to the derelict cottages which are located along the eastern boundary of the site. However, I am in agreement with the conclusions of the PA in this regard. I consider that an interruption in the proposed wildlife corridor along the eastern boundary would defeat the purpose of said corridor.

Biodiversity

8.52. I note that the appellant considers that the development is contrary to the Biodiversity Action Plan 2021-2025 (BAP) and policy objective GIB22 of the CDP as the submitted reports have not addressed the impact of the proposed development on the deer population and how they will be managed. There is concern that the proposed fencing within the wildlife refuge corridor along Blackglen Road and Woodside Road would restrict deer access and could pose a health and safety hazard as well as potential damage to property.

8.53. I have had regard to the submitted EclA which included a detailed ecological assessment of the site including site surveys in September 2021 and November 2023 and assessed the impact of the development on the Fitzsimon's Wood pNHA and a number of species including bats, breeding birds, badger and amphibians. No signs of badgers were observed during the site surveys and therefore it was concluded that they are unlikely to regularly use the site. I note that the EclA and Wildlife Refuge and Biodiversity Management Plan outline a number of mitigation, enhancement and management measures such as the employment of an ecological clerk of works, pre-construction mammal survey of the site, tree protection measures during construction and the installation of bat boxes and swift bricks. Having regard to this and to the inclusion of a wildlife corridor around the perimeter of the site, I consider that the proposed development will ensure that the Fitzsimon's Wood pNHA, species and habitat will be adequately protected in accordance with policy objective GIB22 (Non-Designated Areas of Biodiversity Importance) of the CDP. Therefore, I consider that

the development is in accordance with the provisions of the BAP and National Biodiversity Action Plan 2023-2030. With regards to the concerns over restricted deer movements as a result of the development, I recommend that a condition is attached for the fencing details to be agreed with the biodiversity officer of the planning authority, if the Commission is minded to grant permission.

Residential Quantitative Standards

8.54. The Commission should note that there was no issues raised by the appellants or observer in relation to the apartment standards and I note that the PA raised no issue with same after submission of further information with regards to external storage. The PA did recommend a condition for the applicant to submit an acceptable delineation of the public and communal open space in accordance with Section 12.8.3.2 of the Development Plan and I recommend to the Commission that this condition should be attached if it is minded to grant permission. Overall, I am satisfied that the proposed development complies with the apartment standards set out in Section 12.3.5 of the CDP.

9.0 Appropriate Assessment (AA)

9.1. In screening the need for Appropriate Assessment (AA), it was determined that the proposed development could result in significant effects on South Dublin Bay Special Area of Conservation (SAC) (Site Code 000210) and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) (Site Code 004024), in view of the conservation objectives of those sites and that AA under the provisions of Section 177U of the Act was required.

9.2. Following an examination, analysis and evaluation of the NIS, all associated material submitted and taking into account observations of the Department of Housing, Local Government and Heritage, I consider that adverse effects on site integrity of the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects. My determination is based on the following:

- Detailed assessment of construction and operational impacts.

- To the implementation of the measures outlined in the submitted Natura Impact Statement (NIS), construction environmental management plan (CEMP) and hydrological and hydrogeological risk assessment (HRA) and effectiveness of mitigation measures proposed.
- Application of planning conditions to ensure application of these measures.

9.3. The proposed development will not affect the attainment of conservation objectives for the South Dublin Bay SAC or the South Dublin Bay and River Tolka Estuary SPA.

10.0 Water Framework Directive (WFD) Screening

10.1. I have assessed the project and have considered the objectives set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and groundwater 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:

- To the implementation of the measures outlined in the submitted construction environmental management plan (CEMP), hydrological and hydrogeological risk assessment (HRA) and Natura Impact Statement (NIS).
- To the measures proposed to protect the Glasnalower stream during the construction phase, such as the maintenance of a buffer between said stream and to the installation of silt fences and pollution control measures.
- To the proposed rock excavation and associated dewatering strategy during the construction phase including the installation of well points, sump pumps, sedimentation tanks, filtration systems and recharge wells.
- To the proposed SuDS features to be installed to treat surface water prior to outfall to the public surface water mains and the Glasnalower stream during the operational phase.
- To the treatment of wastewater to the public mains which discharges to Ringsend Wastewater Treatment Plant (WWTP) which is currently being

upgraded by Uisce Éireann and can accommodate the population equivalent (PE) from the proposed development.

10.2. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any waterbody (rivers, lakes, groundwater, transitional and coastal), either qualitatively or quantitatively, or on a temporary or permanent basis, or otherwise jeopardise any waterbody in reaching its WFD objectives and, consequently, can be excluded from further assessment.

11.0 Recommendation

My recommendation to the Commission is that permission should be **Granted**, subject to conditions, for the reasons and considerations set out below.

12.0 Reasons and Considerations

Having regard to the following:

- (a) The location of the site within a suburban, transitional zonal area, on lands zoned 'Objective A' within the Dún Laoghaire-Rathdown County Development Plan 2022-2028, where the objective is to provide residential development and improve residential amenity while protecting the existing residential amenities;
- (b) The policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028,
- (c) The policies and objectives set out in the National Planning Framework (revised 2025), Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 and Dublin Metropolitan Area Strategic Plan,
- (d) Housing for All – A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage in September 2021,
- (e) The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in January 2024,

- (f) The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in December 2022 (updated 2023),
- (g) The Urban Development and Building Heights, Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018, and to the Building Height Strategy of the County Development Plan 2022-2028,
- (h) The Design Manual for Urban Roads and Streets (DMURS) (2013),
- (i) Childcare Facilities, Guidelines for Planning Authorities (2001),
- (j) Planning System and Flood Risk Management (including the associated Technical Appendices) 2009
- (k) The Water Action Plan 2024, A River Basin Management Plan for Ireland,
- (l) The targets and objectives of the National Biodiversity Action Plan 2023-2030,
- (m) The climate action objectives of the Dún Laoghaire-Rathdown Climate Action Plan 2024-2029,
- (n) The nature, scale, height and design of the proposed development,
- (o) The pattern of existing and permitted development in the area,
- (p) The availability in the area of a wide range of social, community, transport and water services infrastructure,
- (q) The submissions and observations received in connection with the planning application and appeal,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity, would be acceptable in terms of density, urban design, scale, height and quantum of development, would not result in an adverse impact on the Barnacullia landscape character area, would be acceptable in terms of pedestrian and traffic safety and convenience and would provide an acceptable form of residential amenity for future occupants. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

The Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, (consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State).

13.0 Recommended Draft Commission Order

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: LRD25A/0065/WEB

Appeal by Michael van Turnhout, Kevin and Ann Cullen & Others against the decision made on the 18th day of July 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Zolbury Limited in accordance with the plans and particulars lodged with the said Council:

Proposed Development: Permission for a large scale residential development located on lands at Blackglen Road, Sandyford, Dublin 18, on a site of approximately 3.83 hectares. The development will consist of 192 no. residential units ranging from 2-5 storeys in height, associated resident amenity facilities, a childcare facility, all boundary treatment and landscaping works, site services connections and all site development works to include:

(a) Construction of 192 no. residential units, in the form of 6 no. new apartment buildings (A1 – B4), 40 duplexes (C1, C2, C2A) and 14 houses (D1 & D2), to include 33 no. 1-beds, 84 no. 2 -beds, 61 no. 3-beds and 14 no. 4-beds as follows:

- Block A1 (4 storeys) comprising 15 no. apartments (3 no. 1 bed units, 6 no. 2 bed units & 6 no. 3 bed units); a crèche facility of approx. 378.2 sq. m with associated outdoor play space of approx. 170 sq. m; and resident amenity facilities of approx. 33.3 sq. m.

- Block A2 (3-4 storeys) comprising 26 no. apartments (2 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) and resident amenity facilities of approx. 353.6 sq. m.
- Blocks B1 and B2 (2-5 storeys) comprising 51 no. apartments (15 no. 1 bed units, 29 no. 2 bed units, 7 no. 3 bed units).
- Blocks B3 and B4 (2-5 storeys) comprising 46 no. apartments (13 no. 1 bed units, 23 no. 2 bed units and 10 no. 3 bed units).
- Duplex Units C1 (4 storeys), C2 and C2A (3 storeys) comprising 40 duplexes (6 no. 2 bed units, 20 no. 3 bed units and 14 no. 4 bed units).
- House Units D1 and D2 (2 storeys) comprising 14 houses (14 no. 3 bed units).

(b) Total Open space (approx. 10,854 sq. m) is proposed in the form of public open space (approx. 8, 686 sq. m), and residential communal open space (approx. 2,168 sq. m). Each residential unit is afforded with associated private open space in the form of a garden/terrace/balcony.

(c) The development will be served via a new vehicular access via Blackglen Road. This will be designed as a priority junction with pedestrian and cycle crossings where required to tie in with the Blackglen Road Improvement Scheme.

(d) A new toucan crossing is proposed across Blackglen Road just to the east of the new vehicular access. This toucan crossing has been designed as per TL607 of the Cycle Design Manual to allow crossing of pedestrians and cyclists to the northern side of Blackglen Road for improved public transport access.

(e) Emergency access only is proposed via Woodside Road.

(f) A dedicated wildlife corridor is proposed to the east/south-east side of the site (approx. 442.4 m in length) and a public open space tree trail to the west/north-west side of the site (approx. 307 m in length).

(g) Basement/Podium car park areas are proposed below Blocks B1, B2, B3 and B4. A total of 226 no. car parking spaces are proposed, which includes 2 no. car club spaces, 12 no. accessible spaces and 47 no. EV charging spaces (198 no. long-stay spaces, 18 no. visitor spaces & 10 no. car parking spaces for creche use), in addition to 9 no. motorcycle spaces.

(h) A total of 484 no. bicycle spaces are proposed in the form of 446 no. long stay bicycle spaces 38 short-term stay visitor parking.

(i) 2 no. ESB substations at surface level.

(j) Bin Storage areas for the Duplex blocks are proposed at ground level adjacent to the Duplex blocks.

(k) All associated site and infrastructural works to include provision for water services; foul and surface water drainage and connections; internal roads, attenuation proposal; permeable paving; all landscaping works including green infrastructure zones; green roofs; and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In coming to its decision, the Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State, and also had regard to the following:

- (a) The location of the site within a suburban, transitional zonal area, on lands zoned 'Objective A' within the Dún Laoghaire-Rathdown County Development Plan 2022-2028, where the objective is to provide residential development and improve residential amenity while protecting the existing residential amenities;

- (b) The policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028,
- (c) The policies and objectives set out in the National Planning Framework (revised 2025), Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 and Dublin Metropolitan Area Strategic Plan,
- (d) Housing for All – A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage in September 2021,
- (e) The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in January 2024,
- (f) The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in December 2022 (updated 2023),
- (g) The Urban Development and Building Heights, Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018, and to the Building Height Strategy of the County Development Plan 2022-2028,
- (h) The Design Manual for Urban Roads and Streets (DMURS) (2013),
- (i) Childcare Facilities, Guidelines for Planning Authorities (2001),
- (j) Planning System and Flood Risk Management (including the associated Technical Appendices) 2009
- (k) The Water Action Plan 2024, A River Basin Management Plan for Ireland,
- (l) The targets and objectives of the National Biodiversity Action Plan 2023-2030,
- (m) The climate action objectives of the Dún Laoghaire-Rathdown Climate Action Plan 2024-2029,
- (n) The nature, scale, height and design of the proposed development,
- (o) The pattern of existing and permitted development in the area,
- (p) The availability in the area of a wide range of social, community, transport and water services infrastructure,

(q) The submissions and observations received in connection with the planning application and appeal,

(r) The report and recommendation of the Planning Inspector.

The Commission considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity, would be acceptable in terms of density, urban design, scale, height and quantum of development, would not result in an adverse impact on the Barnacullia landscape character area, would be acceptable in terms of pedestrian and traffic safety and convenience and would provide an acceptable form of residential amenity for future occupants. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Screening for Appropriate Assessment – Stage 1

The Commission considered that the Natura Impact Statement submitted with the application, and all other relevant submissions on file, and carried out an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on neighbouring European sites. The Commission agreed with the screening assessment and determination carried out in the Inspector's Report that the South Dublin Bay Special Area of Conservation (Site Code 000210) and South Dublin Bay and River Tolka Special Protection Area (Site Code 004024) are the only European sites in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment – Stage 2

The Commission considered the Natura Impact Statement, and all the other relevant submissions on file, and carried out an appropriate assessment of the implications of the proposed development on the South Dublin Bay Special Area of Conservation (Site Code 000210) and South Dublin Bay and River Tolka Special Protection Area (Site Code 004024) in view of these sites' Conservation Objectives. The Commission considered that the information before it was adequate to allow the carrying out of an

Appropriate Assessment. In completing the Appropriate Assessment, the Commission considered, in particular, the following:

- (a) The Conservation Objectives for the European sites,
- (b) The likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects, and
- (c) The mitigation measures which are included as part of the current proposal.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's Report in respect of the potential effects of the proposed development on the aforementioned European sites.

In overall conclusion, the Commission was satisfied that the proposed development would not adversely affect the integrity of these European sites in view of the sites' Conservation Objectives. The determination is based on:

- (a) A full and detailed assessment of all aspects of the proposed project including proposed mitigation measures in relation to the Conservation Objectives of the South Dublin Bay Special Area of Conservation (Site Code 000210) and South Dublin Bay and River Tolka Special Protection Area (Site Code 004024).
- (b) Detailed assessment of in combination effects with other plans and projects.
- (c) No reasonable scientific doubt as to the absence of adverse effects on the integrity of these European sites.

Environmental Impact Assessment Screening

The Commission completed an Environmental Impact Assessment screening determination of the project and considers that the Environmental Impact Assessment Screening Report and other documents submitted by the applicant identify and describe adequately the direct, indirect, and cumulative effects of the project on the environment. Regard has been had to:

- (a) The criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, in particular;
 - The nature and scale of the proposed development which is below the thresholds in respect of Class 10(b)(i) and Class 10(b)(iv) of the Planning and Development Regulations 2001, as amended, and location within a

suburban area on lands zoned 'Objective A' under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and served by public infrastructure;

- The absence of any significant cultural or archaeological environmental sensitivity in the vicinity;
- The location of the development outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001, as amended;

(b) The results of other relevant assessments of the effects on the environment submitted by the applicant;

(c) The features and measures proposed by the applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment, including those identified in the Construction and Environmental Management Plan, Hydrological and Hydrogeological Risk Assessment, Natura Impact Statement, Ecological Impact Assessment, Noise Impact Assessment and Noise Technical Note, and in particular the proposal to provide a high quality design and a detailed landscape plan with ecological and biodiversity enhancement measures to mitigate the visual impact of the proposal and the impact on the designated Barnacullia Landscape Character Area.

The Commission concluded that there would be no real likelihood of significant effects on the environment arising from the proposed development and that the preparation and submission of an environmental impact assessment report (EIAR) would not therefore be required.

Conclusion on Proper Planning and Sustainable Development

The Commission considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity, would be acceptable in terms of density, urban design, scale, height and quantum of development, would not result in an adverse impact on the Barnacullia landscape character area, would be acceptable in terms of pedestrian and traffic safety and convenience and would provide an acceptable form of residential amenity for future occupants. The proposed

development would therefore be in accordance with the proper planning and sustainable development of the area.

14.0 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 19th day of May, 2025, and the further plans and particulars received by An Coimisiún Pleanála on the 3rd day of September, 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented in full.

Reason: To protect the integrity of European Sites.

3. The mitigation and monitoring commitments identified in the submitted Ecological Impact Assessment, Wildlife Refuge and Biodiversity Management Plan, Tree Report, Construction and Environmental Management Plan and Landscape Plan shall be carried out in full, except as may otherwise be required in order to comply with the following conditions. Three rocket bat boxes shall be installed within the permitted development under the supervision of a bat specialist. Details of the boundary treatment to the wildlife refuge corridor shall be submitted to the planning authority for its written approval.

Prior to commencement of development, the developer shall submit a schedule of mitigation measures and monitoring commitments in a single document, as identified in the submitted documents and details of a time schedule for

implementation of the mitigation measures and associated monitoring, to the planning authority for written agreement.

Reason: In the interest of biodiversity.

4. (a) The noise and vibration mitigation and monitoring measures outlined in the submitted Noise Impact Assessment and Noise Technical Note submitted to An Coimisiún Pleanála on the 3rd day of September, 2025 shall be implemented in full.

(b) Noise and vibration monitoring locations for the purposes of the rock breaking activities shall be agreed in writing with the planning authority prior to commencement of any such activity on site.

(c) Monitoring results shall be submitted to the planning authority at weekly intervals for noise and ground vibration, or as otherwise agreed with the planning authority.

Reason: To protect the amenities of property in the vicinity.

5. (a) Prior to commencement of the development, the developer shall submit details of the delineation of the public and communal open space to the planning authority for its written approval.

(b) Prior to commencement of the development, the developer shall submit details of the boundary treatment to Woodside Road to the planning authority for its written approval.

Reason: In the interest of clarity.

6. A final Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping,

emergency response planning, site environmental policy, and project roles and responsibilities (including ecological clerk of works).

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

7. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

8. The landscaping scheme set out in the submitted Landscape Design Rationale and shown on drawing numbers 23170_Blackglen_PA_J_LM/LD1/LD2/LD3/SLP/HLP/PFD/BT/GIM/POS, as submitted to the planning authority on the 28th day of January, 2025 shall be carried out within the first planting season following substantial completion of external construction works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

The developer shall retain the services of a suitably qualified Landscape Architect throughout the duration of the site development works. The developer's Landscape Architect shall certify to the planning authority by letter their opinion on compliance of the completed landscape scheme with the approved landscape proposals within six months of substantial completion of the development hereby permitted.

Reason: In the interest of residential and visual amenity and in the interest of biodiversity.

9. The developer shall engage the services of a qualified arborist as an arboricultural consultant for the entire period of construction activity. The developer shall inform the planning authority in writing of the appointment and name of consultant prior to commencement of the development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the submitted Tree Report and plans. To ensure the protection of trees to be retained within the site, the developer shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the submitted Tree Report. All tree felling, surgery and remedial works shall be completed upon completion of the works. All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 Tree Work – Recommendations. The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate shall be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the Tree Report and submitted to the planning authority upon completion of the works.

Reason: To ensure and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development.

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

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

11. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and wastewater collection network.

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

12. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

13. (a) Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces. Such lighting shall be provided prior to the making available for occupation of any residential unit.

(b) The finalised lighting design scheme for the internal and external lighting of the permitted development shall be signed off by a bat specialist and shall incorporate measures to minimise light spill pollution and preserve dark corridors and shall be submitted to the planning authority for its written approval.

Reason: In the interest of amenity and public safety.

14. 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 and residential amenity.

15. The internal road network serving the proposed development (including turning bays, junctions, parking areas, footpaths, kerbs, pedestrian crossings and the underground car parks) shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interest of amenity and of traffic and pedestrian safety.

16. Proposals for an estate/street name, house/apartment 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/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name 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 of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

17. Not more than 50% of residential units shall be made available for occupation before completion of the childcare facility unless the developer can demonstrate to the written satisfaction of the planning authority that a childcare facility is not needed (at this time).

Reason: To ensure that childcare facilities are provided in association with residential units, in the interest of residential amenity.

18. The proposed development shall make provision for the charging of electrical vehicles. All car parking spaces serving the development shall be provided with electrical connections to allow for the provision of future charging points and, in the case of 20% of each of these spaces, shall be provided with electrical charging points by the developer. Details of how it is proposed to comply with

these requirements, including details of design of, and signage for, the electrical charging points and the provision for the operation and maintenance of the charging points, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

19. Safe and secure bicycle parking spaces, including provision for in-situ charging of electric bikes, shall be provided within the site in accordance with the detailed requirements of the planning authority.

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

20. (a) The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on the 28th January 2025. The specific measures detailed in Section 6 of the MMP to achieve the objectives and modal split targets for the development shall be implemented in full following first occupation of the development. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first five years following first occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

(b) Prior to commencement of the development, the developer shall submit details to the planning authority for its written approval of correspondence seeking an agreement with a car/club sharing service provider to locate such vehicles within the proposed development.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

21. (a) Prior to commencement of the development, a stage 2 road safety audit shall be submitted to the planning authority for its written approval.

(b) Prior to occupation of the development, a stage 3 road safety audit shall be submitted to the planning authority for its written approval.

Reason: In the interest of amenity and of traffic and pedestrian safety.

22. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials within each house plot and for each apartment unit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

23. 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.

24. (a) 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.

(b) Details of road signage, warning the public of the entrance and of proposals for traffic management at the site entrance, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport and safety.

25. The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

26. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

27. (a) The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all ground disturbances associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.

(b) Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological

interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation.

(c) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department of Housing, Local Government and Heritage, shall be complied with by the developer.

(d) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

28. (a) Prior to the commencement of any house or duplex unit 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 each house or duplex 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 housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

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

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

29. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority [in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

30. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken

in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of this development.

31. Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development.

Reason: To ensure the satisfactory completion of the development.

32. 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 Coimisiún 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.

Declaration

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.

Gary Farrelly
Planning Inspector

23rd October 2025

Appendix 1: Environmental Impact Assessment (EIA) Screening

EIA Pre-Screening

An Coimisiún Pleanála	ACP-323280-25		
Case Reference			
Proposed Development Summary	The construction of 192 no. residential units, creche, and all associated ancillary site development works including vehicular access, parking, footpaths, drainage and open space areas.		
Development Address	Lands at Backglen Road, Sandyford, Dublin 18		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?		Yes	X
(that is involving construction works, demolition, or interventions in the natural surroundings)		No	No further action required
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	<u>Part 2</u> Class 10(b)(i) Construction of more than 500 dwelling units. Class 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. Class 15 Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	Proceed to Q.3
-No		The proposed development will provide for 226 no. car parking spaces, however, these spaces are incidental to the primary purpose of the development and therefore the development is not part of Class 10(b)(ii).	No further action required

3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?				
Yes				EIA Mandatory EIAR required
No	X			Proceed to Q.4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?				
Yes	X	Class 10(b)(i) – The proposed development will provide for 192 no. dwelling units. Class 10(b)(iv) – The subject site is not located within a business district. The overall gross area of the site amounts to 3.83 hectares.		Preliminary examination required (Form 2)
4. Has Schedule 7A information been submitted?				
No				Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes	X			Screening Determination required

EIA Screening Determination Form

A. CASE DETAILS		
An Coimisiún Pleanála Case Reference	ACP-323280-25	
Development Summary	The construction of 192 no. residential units, creche, and all associated ancillary site development works including vehicular access, parking, footpaths, drainage and open space areas.	
	Yes / No / NA	Comment (if relevant)
1. Was a Screening Determination carried out by the PA?	No	The PA determined that the need for EIA could be excluded at preliminary examination having regard to the nature and scale of the proposed development and there was no requirement for a screening determination.
2. Has Schedule 7A information been submitted?	Yes	The application was accompanied by an EIA screening report (dated May 2025) which included Schedule 7a information. Furthermore, an Article 103(1A) statement was submitted taking into account other relevant EU legislation including the Habitats Directive, Water Framework Directive, Strategic Environmental Assessment Directive and Flood Risk Directive.

<p>3. Has an AA screening report or NIS been submitted?</p>	<p>Yes</p>	<p>The application was originally accompanied by an AA screening report. An NIS was submitted with the application at further information stage and concluded that subject to the implementation of avoidance and mitigation measures, the proposed development would not have an adverse effect on the integrity of any European site, individually or in-combination with other plans and projects.</p>	
<p>4. Is a IED/IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?</p>	<p>N/A</p>	<p></p>	
<p>Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried out pursuant to other relevant Directives – for example SEA</p>	<p>Yes</p>	<p>The subject site is located on lands zoned ‘Objective A’ under the Dun Laoghaire Rathdown County Development Plan 2022-2028 where the objective is to provide for residential development. The County Development Plan has been subject to Strategic Environmental Assessment (SEA) and Strategic Flood Risk Assessment (SFRA).</p>	
<p>B. EXAMINATION</p>	<p>Yes / No / Uncertain</p>	<p>Briefly describe the nature and extent and Mitigation Measures (where relevant)</p>	<p>Is this likely to result in significant effects on the environment?</p> <p>Yes / No / Uncertain</p>

		(having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact) Mitigation Measures – Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect	
This screening examination should be read with, and in light of, the rest of the Inspector’s Report.			
1. Characteristics of proposed development (including demolition, construction, operation or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No	The existing surrounding environment consists of a predominantly suburban area comprising of one-off residential dwellings. The project will introduce 192 no. residential units at a density of c. 59.2 units per hectare. The project will comprise of apartment blocks, duplexes and houses ranging from 2 to 5 storeys. The Commission has previously granted permission for 101 residential units (including 3-4 storey apartments) approximately 75 metres east of the site	No

		(ref. 313321). It is considered that the project will not be significantly different to the character and scale of the existing surrounding environment in terms of the EIA Directive.	
1.2 Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, waterbodies)?	Yes	The construction phase of the project will cause a physical change to the current land use of the site and topography. Operations on site during a circa 42 month construction period will comprise of enabling works such as site clearance, vegetation clearance, ground excavation of granite rock and potential dewatering to accommodate the apartment blocks and basement levels, diversion and construction of utility infrastructure and construction of the buildings and infrastructure. The construction works are to be carried out in accordance with mitigation and monitoring measures set out in the submitted Construction and Environmental Management Plan	No

		<p>(CEMP) and Hydrological and Hydrogeological Risk Assessment (HRA).</p> <p>During the operational phase the land use will be changed to primarily residential use. There are no decommissioning or demolition works proposed.</p>	
<p>1.3 Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?</p>	<p>Yes</p>	<p>There will be an increase in the use of energy such as fuel for construction vehicles and electricity for tools.</p> <p>A Resource and Waste Management Plan (RWMP) was submitted and outlines that excess soil and stone, subsoil and fill material which will be excavated for construction purposes and not required for fill onsite will be recovered off-site.</p> <p>During operation, the development will be connected to the watermain on the Backglen Road. Surface water will be treated to the existing stormwater network on the Backglen Road and via infiltration</p>	<p>No</p>

		soakaways before discharging to the Glasnalower stream to the southeast.	
1.4 Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	No	<p>The submitted CEMP outlines that wastes generated onsite will be segregated. All waste receptacles leaving the site will be covered or enclosed. Dangerous substances including fuels and oils will be stored in a dedicated bund in the site compound and spill kits will be available in the event of a spill of oil or other hazardous substances.</p> <p>The submitted Operational Waste Management Plan (OWMP) provides a detailed plan for the storage, handling, collection and transport of wastes generated during the operation of the development.</p>	No
1.5 Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	No	All construction waste will be segregated, recycled and reused where possible. The RWMP sets out the strategy for waste	No

		<p>collection, storage, transport and disposal of wastes generated during construction.</p> <p>Wastewater during the operational phase will be discharged to the public wastewater mains along Blackglen Road.</p>	
<p>1.6 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	Yes	<p>The Glasnalower stream adjoins the southeast boundary of the site. There is potential for construction works to release pollutants into the environment which could affect the surrounding hydrology and hydrogeology; however, the development will be managed in accordance with good practice construction methods and mitigation and monitoring measures as set out in the submitted NIS, CEMP and HRA.</p>	No
<p>1.7 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	Yes	<p>The submitted Noise Impact Assessment, Noise Technical Note and CEMP provide a number of mitigation and monitoring measures regarding noise and vibration during the construction phase, including</p>	No

		<p>during the granite rock extraction works. It is considered that, subject to the implementation of the proposed mitigation and monitoring measures outlined in these assessments, no significant adverse noise and vibration effects are likely in terms of the EIA Directive.</p>	
<p>1.8 Will there be any risks to human health, for example due to water contamination or air pollution?</p>	<p>Yes</p>	<p>During the proposed granite rock excavation, the submitted HRA outlines that there may be a requirement for dewatering during these works. A number of mitigation and monitoring measures are proposed including the installation of well points, sump pumps, sedimentation tanks, filtration systems and recharge wells. It is considered that subject to the implementation of the measures, no significant effect to human health in terms of water contamination is likely.</p> <p>There is potential for emissions from onsite machinery and traffic derived pollutants of carbon dioxide and nitrogen</p>	<p>No</p>

		dioxide to be emitted, however, due to the size and duration of the construction works, mitigation measures to minimise dust generation set out in the CEMP and mitigation measures set out in the Climate Change Impact Assessment (CCIA) the effect on air quality and on national greenhouse gas emissions would be insignificant. I also refer the Commission to my assessment within paragraphs 8.40 to 8.49 of this report.	
1.9 Will there be any risk of major accidents that could affect human health or the environment?	No	The vulnerability of the development to major accidents or disasters is likely to be related to flood risk and potential impact climate change may have on this. However, it is considered that the flood risk is low. A site specific flood risk assessment (SSFRA) was submitted which noted that the proposed buildings are located within Flood Zone C. Whilst a part of the site is located in Flood Zone A, this is in the area of the Glasnalower	No

		stream channel and no alterations are proposed within 15 metres of the channel. Surface water onsite will be treated via sustainable drainage systems (SuDS) and attenuated flows will be discharged at a rate less than the current greenfield equivalent (4.2l/s/ha) and therefore is unlikely to increase the risk of flooding downstream. The risk of the project to result in any major accidents and/or disasters is considered low.	
1.10 Will the project affect the social environment (population, employment)	Yes	The construction phase will create employment in the area. The development will increase the availability of housing and childcare in the area.	No
1.11 Is the project part of a wider large scale change that could result in cumulative effects on the environment?	Yes	Section 5.13 of the EIA Screening Report addressed the cumulative impact with development in the surrounding area. The submitted Traffic and Transport Assessment (TTA) accounted for a number of committed developments in the area and concluded that all links have	No

		<p>sufficient capacity to accommodate the demand generated by the development. No remedial or mitigation measures were required in this regard.</p> <p>Regarding other potential cumulative impacts during the construction phase, subject to the implementation of mitigation measures as detailed in the EIA Screening report, Noise Risk Assessment and Noise Technical Note, CEMP, Ecological Impact Assessment (EclA) and NIS, no significant cumulative impact is likely.</p>	
2. Location of proposed development			
2.1 Is the proposed development located on, in, adjoining or have the potential to impact on any of the following: <ul style="list-style-type: none"> - European site (SAC/ SPA/ pSAC/ pSPA) 	Yes	<p>The site is not located within any designated site with the nearest being Fitzsimon's Wood proposed Natural Heritage Area (pNHA) (001753) approximately 100 metres north of the site. No significant effects are likely on this pNHA subject to the implementation of</p>	No

<ul style="list-style-type: none"> - NHA/ pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Place, site or feature of ecological interest, the preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan 		<p>mitigation, monitoring and management measures outlined in the submitted NIS, Ecological Impact Assessment (EclA) and Wildlife Refuge and Biodiversity Management Plan.</p> <p>The site forms part of the Ticknock to River Dodder Wildlife Corridor, as illustrated within the Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025 (BAP). I consider that the proposed wildlife refuge corridor around the perimeter of the site will restore and enhance biodiversity and ecosystems in accordance with objective 3 of the BAP.</p> <p>I refer the Commission to Appendix 2 of this report regarding potential impact on European sites. No significant effects in terms of the EIA Directive are anticipated.</p>	
<p>2.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example:</p>	<p>No</p>	<p>The submitted EclA concluded no likely significant adverse effects on any valued habitats, designated sites or individual or group of species, subject to mitigation</p>	<p>No</p>

<p>for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>		<p>measures. It is proposed to erect a set of rocket box bat boxes around the site to provide new roosting habitat for local bat species.</p>	
<p>2.3 Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?</p>	<p>Yes</p>	<p>The site is located within the Barnacullia landscape character area (LCA). I refer the Commission to my assessment within paragraphs 8.16 to 8.28 of this report. I consider no significant effect on the landscape is likely in terms of the EIA Directive.</p> <p>Having reviewed the National Monument's Service Historic Environment Viewer, there are no known archaeological or cultural features within the vicinity of the site.</p> <p>An archaeological assessment was submitted with the application and recommended monitoring of all ground disturbances as the area comprises marginal and rocky terrain and there is a possibility that small or isolated features</p>	<p>No</p>

		relating to the use of the area during summer agricultural activities may be present. No significant effect is considered likely.	
2.4 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	No	The subject site consists of undeveloped rocky terrain.	No
2.5 Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	The redline boundary of the site adjoins the Glasnalower stream to the south. There will be no alterations of existing levels within 15 metres of the channel in that area and there is also a 4 metre rise in elevation from the stream bed to where the existing grades will be altered. Surface water onsite will be treated via sustainable drainage systems (SuDS) and	No

		attenuated flows will be discharged at a rate less than the current greenfield equivalent (4.2l/s/ha) and therefore is unlikely to increase the risk of flooding downstream.	
2.6 Is the location susceptible to subsidence, landslides or erosion?	No	No evidence of these risks having reviewed the Geological Survey of Ireland (GSI) Landslide database.	
2.7 Are there any key transport routes(eg National primary Roads) on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	The submitted TTA has assessed the impact on the receiving road network and concludes that the road network has sufficient capacity to accommodate the demand generated by the development. Whilst some of the surveyed junctions do experience congestion, such congestion is not considered significant. No remedial or mitigation measures were considered required. No significant effect on the road network is considered likely.	No

2.8 Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	<p>No</p>	<p>The site is located in a primarily residential area on lands zoned for the provision of residential.</p>	<p>No</p>
3. Any other factors that should be considered which could lead to environmental impacts?			
3.1 Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/ operation phase?	<p>Yes</p>	<p>Cumulative effects have been considered above under Question 1.11 and are not likely to give rise to significant impacts.</p>	<p>No</p>
3.2 Transboundary Effects: Is the project likely to lead to transboundary effects?	<p>No</p>		
3.3 Are there any other relevant considerations?	<p>No</p>		

C. CONCLUSION		
No real likelihood of significant effects on the environment.	X	EIAR Not Required
Real likelihood of significant effects on the environment.		EIAR Required
D. MAIN REASONS AND CONSIDERATIONS		
<p>Having regard to:</p> <ol style="list-style-type: none"> 1. The criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, in particular; <ol style="list-style-type: none"> (a) The nature and scale of the proposed development which is below the thresholds in respect of Class 10(b)(i) and Class 10(b)(iv) of the Planning and Development Regulations 2001, as amended, and location within a suburban area on lands zoned 'Objective A' under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and served by public infrastructure; (b) The absence of any significant cultural or archaeological environmental sensitivity in the vicinity; (c) The location of the development outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001, as amended; 2. The results of other relevant assessments of the effects on the environment submitted by the applicant; 		

3. The features and measures proposed by the applicant envisaged to avoid or prevent what might otherwise have been significant effects on the environment, including those identified in the Construction and Environmental Management Plan, Hydrological and Hydrogeological Risk Assessment, Natura Impact Statement, Ecological Impact Assessment, Noise Impact Assessment and Noise Technical Note, and in particular the proposal to provide a high quality design and a detailed landscape plan with ecological and biodiversity enhancement measures to mitigate the visual impact of the proposal and the impact on the designated Barnacullia Landscape Character Area.

The Commission concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report (EIAR) is not required.

Inspector _____

Date _____

Gary Farrelly

Approved (ADP) _____

Date _____

Appendix 2(a) Appropriate Assessment Screening

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
<i>Brief description of project</i>	<p>The project involves the construction of 192 no. residential units, childcare facility and associated works. During the construction phase, existing rock onsite will be excavated to accommodate apartment blocks A1, B1-B2 and B3-B4. During operation of the project, surface water is to be managed within two main catchments within the site. The main development catchment will discharge controlled and restricted flow rates to the existing stormwater network along Blackglen Road. The southeast section of the site incorporating Blocks B3 and B4 will discharge surface water via an infiltration soakaway, silt trap and oil separator, to the existing Glasnalower stream along the southeast boundary of the site. Sustainable drainage systems (SuDS) features are proposed including permeable paving, grasscrete paving, bioretention areas and green roofs. Wastewater is to be treated via a gravity wastewater system which will connect to an upgraded foul sewer along the Blackglen Road. This foul sewer is connected to the Ringsend wastewater treatment plant (WWTP).</p>
<i>Brief description of development site characteristics and potential impact mechanisms</i>	<p>The topography of the site generally rises from the northern section along Blackglen Road to the southwest section (closest to Woodside Road). The southeast section of the site slopes down towards the Glasnalower Stream which is located adjacent to the southeast boundary. The Glasnalower stream (otherwise known as the Brewery or Maretimo stream) flows in an east/northeast direction through Sandyford business park and Brewery Road before it outfalls into Dublin Bay at Maretimo in Blackrock. The Glasnalower/Brewery/Maretimo stream is also potentially hydrologically connected to the Carrickmines stream 1.8km northeast of the site, where during flood events some of the flow may overflow into the Carrickmines. The Carrickmines stream joins the Shanganagh river before it outfalls into Killiney Bay. The proposals</p>

	include a circa 14 metre natural buffer from the Glasnalower stream along the southeast boundary in the form of a biodiversity wildlife corridor. The southwest boundary of the site also contains a ditch which is described as likely connected to the Glasnalower stream.
<i>Screening report</i>	Yes
<i>Natura Impact Statement (NIS)</i>	Yes
<i>Relevant Submissions</i>	The Development Applications Unit (DAU) of the Department of Housing, Local Government and Heritage noted at further information stage the incorrect identification of the Glasnalower stream as the Carrickmines Stream (due to incorrect EPA mapping labelling) which discharges into Dublin Bay at Blackrock. It noted that this misidentification resulted in the screening report not evaluating the potential effects of surface water flows on South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA. The DAU suggested that a NIS may be required due to CEMP measures identified to prevent pollution of watercourses. After submission of the amended AA screening report and NIS, the DAU accepted the conclusion of the NIS having regard to the implementation of the avoidance and mitigation measures.
Step 2: Identification of relevant European sites using the Source-Pathway-Receptor model	
Four European sites are potentially within a zone of influence of the proposed development as detailed within Table 1 below. I note that the screening report considered a further 6 no. sites in a wider area including Wicklow Mountains SAC (002122), North Dublin Bay SAC (000206), The Murragh Wetlands SAC (002249), Wicklow Mountains SPA (004040), North Bull Island SPA (004006), North-west Irish Sea SPA (004236) but rules these out for further examination due to no source pathway receptors of note in existence. I am satisfied that these sites can be excluded from further consideration. I consider that no ex-situ effects are likely on the qualifying interests of SAC 002122 (otter), SPA 004040, SPA 004006 or SPA 004236	

due to the absence of hydrological pathways, separation distance between the sites, to the characteristics of the site comprising of dense gorse scrub, exposed rock and tall bracken and to the amount of intervening lands between the sites.

Table 1

European Site (Code)	Qualifying Interests (QIs)	Distance from proposed development	Ecological connections	Consider further in Screening (Y/N)
South Dublin Bay SAC (000210)	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]	5.6km northeast of the site	There is a hydrological connection via the Glasnalower stream/Brewery/Maretimo stream network which outfalls into Dublin Bay at Maretimo in Blackrock.	Yes
South Dublin Bay and River Tolka SPA (004024)	13 QI bird species Wetland and Waterbirds [A999]	5.5km northeast of the site		Yes

Rockabill to Dalkey Island SAC (003000)	Reefs [1170] Phocoena phocoena (Harbour Porpoise) [1351]	9.6km east of the site	There is a potential hydrological link via the Glasnalower Stream and Carrickmines stream which outfalls into Killiney Bay.	Yes
Dalkey Islands SPA (004172)	Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194]	9.5km east of the site		

Step 3: Describe the likely significant effects of the project (if any, alone or in combination) on European sites

Site Name Qualifying Interests	Possibility of significant effects (alone) in view of the conservation objectives of the site	
	Impacts	Effects
Site 1: South Dublin Bay SAC (000210) <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140] 	<u>Direct – No impact</u>	Deterioration in water quality during the construction phase which could undermine the

<ul style="list-style-type: none"> • Annual vegetation of drift lines [1210] • Salicornia and other annuals colonising mud and sand [1310] • Embryonic shifting dunes [2110] 	<p>There is no potential effect in terms of loss, fragmentation or disturbance of habitat, or reduction in species density, due to the</p>	<p>conservation objectives set for water quality targets and to water dependent species.</p>
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<p>Site 2: South Dublin Bay and River Tolka Estuary SPA (004024)</p> <ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Knot (<i>Calidris canutus</i>) [A143] • Sanderling (<i>Calidris alba</i>) [A144] • Dunlin (<i>Calidris alpina</i>) [A149] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Common Tern (<i>Sterna hirundo</i>) [A193] • Arctic Tern (<i>Sterna paradisaea</i>) [A194] • Wetland and Waterbirds [A999] 	<p>characteristics of the site and the distance to the SAC and SPA.</p> <p><u>Indirect – Potential impact</u></p> <p>There is potential for release of silt and sediment and construction related compounds including hydrocarbons in surface water runoff during site works.</p> <p>There is potential impact on groundwater during the construction phase by contaminants as a result of the excavation of rock and dewatering required as outlined in the submitted Hydrological and Hydrogeological Risk Assessment (HRA). There is a potential groundwater connection between the site and the Glasnalower stream.</p> <p>There is potential for spread of invasive species via the hydrological connection during the construction phase.</p>	
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	<p><u>Ex-situ</u></p> <p>No ex-situ effects are likely due to due to the separation distance between the sites, to the characteristics of the site comprising of dense gorse scrub, exposed rock and tall bracken and to the amount of intervening lands between the sites.</p>	

Wastewater Treatment

The proposed development will treat wastewater to the Ringsend wastewater treatment plant which discharges into Dublin Bay. Upgrade works are currently being undertaken to increase the organic capacity of the WWTP to a population equivalent (PE) of 2.4 million. Therefore, no significant effects are likely as a result of the proposed development in terms of wastewater treatment. Furthermore, the submitted AA Screening report acknowledges the findings of the submitted EIAR on the upgraded Ringsend WWTP (ref. 301798-18) which noted in the do-nothing scenario a localised decline could occur but it is not envisaged to be to a scale that could pose a threat to shellfish, fish, bird or marine mammal populations that occur in the area.

Rockabill to Dalkey Island SAC / Dalkey Islands SPA

Having regard to the substantial downstream distance from the subject site to the outfall point of the Carrickmines stream/Shanganagh river into Killiney Bay, to the distance of the SAC and SPA from the outfall point and to the level of dilution available within Killiney Bay, I consider that there is no potential for likely significant effects relating to water quality on these European sites. No ex-situ effects are likely having regard to the separation distances between the sites, to the characteristics of the site comprising of dense gorse scrub, exposed rock and tall bracken and to the height and design of the proposed structures.

Operational Phase

No significant effects are likely as a result of the operational phase. Only clean surface water will be discharged to the Glasnalower stream via SuDS control measures. I consider the SuDS features as measures integral to the development and which are not intended to avoid or reduce effects on European sites.

	Likelihood of significant effects from proposed development (alone) YES
	If No, is there a likelihood of significant effects occurring in combination with other plans or projects?

Step 4: Conclude if the proposed development could result in likely significant effects on a European site

Based on the information provided in the screening report, site visit, review of the conservation objectives and supporting documents, I consider that in the absence of mitigation measures beyond best practice construction methods, the proposed development has the potential to result in significant effects on the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA during the construction phase.

I concur with the applicants' findings that such impacts could be significant in terms of the stated conservation objectives of the SAC and SPA when considered on their own and in combination with other projects and plans in relation to pollution related pressures on qualifying interest habitats and species.

Appendix 2(b): Appropriate Assessment Determination

Appropriate Assessment

The requirements of Article 6(3) as related to appropriate assessment of a project under Part XAB, Section 177V of the Planning and Development Act 2000, as amended, are considered fully in this section.

Taking account of the preceding screening determination, the following is an appropriate assessment of the implications of the project in view of the relevant conservation objectives of the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA based on scientific information provided by the applicant.

The information relied upon includes the following:

- Natura Impact Statement (NIS) prepared by Enviroguide.
- Construction and Environmental Management Plan (CEMP) prepared by OCSC, and Hydrological and Hydrogeological Risk Assessment (HRA) prepared by Enviroguide.
- National Parks and Wildlife Service (NPWS) Conservation Objectives Supporting Documents for the SAC and SPA and related publications.
- Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2009).
- Managing Natura 2000 sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (European Commission, 2019).

I am satisfied that the information provided is adequate to allow for Appropriate Assessment. I am satisfied that all aspects of the project which could result in significant effects are considered and assessed in the NIS and mitigation measures designed to avoid or reduce any adverse effects on site integrity are included and assessed for effectiveness.

South Dublin Bay SAC (000210)

Summary of key issues that could give rise to adverse effects (from screening stage):

- Water quality deterioration (construction phase)

Qualifying Interest features likely to be affected	Conservation Objectives (Targets and Attributes)	Potential adverse effects	Mitigation Measures (summary)
Mudflats and sandflats not covered by seawater at low tide [1140]	To maintain the favourable conservation condition defined by, inter alia, the permanent habitat being stable or increasing subject to natural processes, the maintaining of the extent of zostera-dominated community and the conserving of fine sands with angulus tenuis community complex.	Deterioration in water quality during the construction phase has the potential to impact the conservation objectives of the QI habitat.	<ul style="list-style-type: none">• Installation of silt fencing in advance of works.• Appropriate bunding for storage of all deleterious substances.• Spill kits available onsite.• Pre-clearance invasive species survey before any clearance works.• Employment of ecological clerk of works to oversee implementation of mitigation measures.• Regular inspections of dewatering activities.

			<ul style="list-style-type: none"> Implementation of CEMP.
Annual vegetation of drift lines [1210]	There are no conservation objectives published to date for these qualifying interests.	<i>Same as above</i>	<i>Same as above</i>
Salicornia and other annuals colonising mud and sand [1310]			
Embryonic shifting dunes [2110]			
<p><u>South Dublin Bay and River Tolka Estuary SPA (004024)</u></p> <p>Summary of key issues that could give rise to adverse effects (from screening stage):</p> <ul style="list-style-type: none"> Water quality deterioration (construction phase) 			
Qualifying Interest features likely to be affected	Conservation Objectives (Targets and Attributes)	Potential adverse effects	Mitigation Measures (summary)
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046], Oystercatcher (<i>Haematopus ostralegus</i>)	To maintain the favourable conservation condition of the bird species which is defined by, inter	Deterioration in water quality during the construction phase has the potential to impact the	<ul style="list-style-type: none"> Installation of silt fencing in advance of works. Appropriate bunding for storage of all deleterious substances.

<p>[A130], Ringed Plover (Charadrius hiaticula) [A137], Grey Plover (Pluvialis squatarola) [A141], Knot (Calidris canutus) [A143], Sanderling (Calidris alba) [A144], Dunlin (Calidris alpina) [A149], Bar-tailed Godwit (Limosa lapponica) [A157], Redshank (Tringa totanus) [A162], Black-headed Gull (Chroicocephalus ridibundus) [A179], Roseate Tern (Sterna dougallii) [A192], Common Tern (Sterna hirundo) [A193], Arctic Tern (Sterna paradisaea) [A194], Wetland and Waterbirds [A999]</p>	<p>alia, no significant decrease in their distribution.</p>	<p>conservation objectives of the QI species.</p>	<ul style="list-style-type: none"> • Spill kits available onsite. • Pre-clearance invasive species survey before any clearance works. • Employment of ecological clerk of works to oversee implementation of mitigation measures. • Regular inspections of dewatering activities. • Implementation of CEMP.
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Assessment of issues that could give rise to adverse effects:

Deterioration in water quality and spread of invasive species

During the construction phase, there is potential for spread of invasive species and water quality deterioration through the release of silt, sediments and other pollutants into the Glasnalower Stream and into the local groundwater network (during rock extraction and dewatering activities) which could result in an adverse effect on the integrity of the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA.

Mitigation Measures and conditions

The focus of mitigation measures proposed are at preventing ingress of pollutants and silt into surface and groundwater and receiving watercourses during the construction phase. The measures proposed are set out in Section 3.5 of the submitted NIS and include:

- The employment of an ecological clerk or works to oversee the implementation of all ecological mitigation measures and carry out monthly audits to ensure the mitigation is adhered to.
- The erection of silt fencing along all watercourses including drains in advance of works commencing.
- The pumping of concrete will be monitored and carried out in dry weather with impermeable pumping mats laid.
- The locating of stockpiles away from watercourses and drains.
- The storage of fuels, oils, chemicals, concrete and other construction materials in appropriate bunding areas.
- The keeping of a spill kit onsite.
- The undertaking of a pre-clearance invasive species survey prior to clearance of vegetation or soil.
- Adherence to the CEMP.

In-combination effects

I am satisfied that in-combination effects has been assessed adequately in the NIS. The applicant has considered a number of projects within the vicinity of the site and demonstrated satisfactorily that no significant residual effects will remain post the application of mitigation measures and there is no potential for in-combination effects.

Findings and Conclusions

The applicant determined that following the implementation of mitigation measures, the construction of the proposed development alone, or in combination with other plans and projects, will not adversely affect the integrity of the European sites. Based on the information provided, I am satisfied that adverse effects arising from aspects of the proposed development can be excluded for the European sites considered in the Appropriate Assessment. No direct impacts are predicted. Regarding indirect impacts, mitigation measures are described to prevent ingress of silt laden surface water, other construction related pollutants and spread of invasive species. I am satisfied that the mitigation measures proposed to prevent such effects have been assessed as effective and can be implemented and conditioned if permission is granted.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Site Integrity

The proposed development will not affect the attainment of the Conservation objectives of the South Dublin Bay SAC (000210) or South Dublin Bay and River Tolka Estuary SPA (004024). Adverse effects on site integrity can be excluded and no reasonable scientific doubt remains as to the absence of such effects.

Appendix 3: Water Framework Directive (WFD) Screening

Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	323280-25	Townland, address	Blackglen Road, Sandyford
Description of project		<p>The project involves the construction of 192 no. residential units, childcare facility and associated site works. The construction works will involve the excavation of rock to accommodate basement levels associated with the apartment blocks. Table 3-1 of the submitted Hydrological and Hydrogeological Risk Assessment (HRA) sets out the excavation details of same. During excavation, shallow groundwater is anticipated (on the basis of the findings of the site investigations submitted as part of the CEMP) and therefore, there may be a requirement for dewatering during the construction of the building foundations.</p> <p>The excavation method will be via a tracked excavator and low-noise vibratory hammers. The dewatering strategy will consist of the installation of well points around the excavation site to lower the groundwater level, sump pumps to collect and remove water that accumulates and the use of sedimentation tanks and filtration systems. Recharge wells will also be constructed to return a portion of the treated water back into the groundwater system.</p>	
Brief site description (relevant to WFD Screening)		<p>The submitted HRA describes the soils beneath the site as shallow well-drained mineral (mainly acidic) lithosols, regosols derived from mainly non-calcareous parent materials. A small area to the south of the site is mapped as shallow, rocky, peaty/non-peaty mineral complexes (mainly acidic), podzols (peaty), lithosols, peats derived from non-calcareous rock or gravels with/without peaty surface horizon. A small area to the north of the site is mapped as deep well drained mineral (mainly acidic),</p>	

	<p>acid brown earths, brown podzolic derived from mainly non-calcareous parent materials. The bedrock beneath the site is mapped by Geological Survey Ireland as type 3 muscovite porphyritic described as granite with muscovite phenocrysts.</p> <p>The topography of the site ranges from approximately 159mAOD in the southwest boundary of the site to 138mAOD in the northeast boundary. The topography generally falls from west to east with a slight camber that results in the northern half falling towards the northeast. The southern half of the site falls to the southeast corner where the Glasnalower stream flows.</p>
Proposed surface water details	<p>During operation, surface water is to be treated via sustainable drainage systems (SuDS) including permeable paving, bioretention areas, grasscrete paving and attenuation systems prior to discharge to the public surface water mains along Blackglen Road (identified as Catchment 1). The southeast corner of the site (apartment blocks B3 and B4) will treat surface water via a soakaway before discharge to the Glasnalower stream (identified as Catchment 2).</p>
Proposed water supply source & available capacity	<p>Drinking water will be supplied via the public mains.</p>
Proposed wastewater treatment system & available capacity, other issues	<p>Wastewater will be discharged to the existing wastewater mains along Blackglen Road which serves the Ringsend Wastewater Treatment Plant.</p>

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status (2019-2024)	Risk of not achieving WFD Objective	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	Glasnalower Stream adjoins the southeast boundary of the site which becomes Brewery stream/Maretimo stream within vicinity of Sandyford Business park northeast of site.	Brewery Steam_010 IE_EA_09B1 30400	Poor	At Risk	Anthropogenic	Glasnalower stream adjoins the southeast boundary of the site. The site has a potential hydrogeological connection to said stream.
River Waterbody	Approximately 1.7km northeast and 0.6km southeast of the site	Carrickmines Steam_010 IE_EA_10C0 40350	Good	Not at risk	No pressures identified	Potential hydrological connection via the Brewery stream due to diverted flows.

River Waterbody	Approximately 6.75km east of the site	Shanganagh River_010 IE_EA_10S0 10600	Good	Not at risk	No pressures identified	The Carrickmines stream becomes the Shanganagh river in the vicinity of Cherrywood business park.
Groundwater waterbody	Underlying site	Wicklow IE_EA_G_07 6	Good	At risk	Agriculture Anthropogenic	During the construction phase, there may be dewatering associated with rock excavation. Therefore, there will be a direct groundwater connection.
Coastal waterbody	Approximately 5.6km northeast of the site	Dublin Bay IE_EA_090_ 0000	Good	Not at risk		The site is hydrologically connected to the waterbody via the Glasnalower/Brewery/Maretimo stream and via discharge from the Ringsend WWTP.

Coastal waterbody	Approximately 8.3km east of the site	Southwestern Irish Sea – Killiney Bay (HA10) IE_EA_100_0000	Good	Not at risk		Potential hydrological link via the Carrickmines stream/Shanganagh River which outfalls into Killiney Bay.	
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no)	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface; Coastal	<u>Surface</u> Brewery stream_010 (IE_EA_09B130400)	Glasnalower stream	Potential discharge of silt and pollutants into	Good practice construction methods. Avoidance and mitigation	No	Screened out

		<p>Carrickmines stream_010 (IE_EA_10C040350)</p> <p>Shanganagh River_010 IE_EA_10S010600</p> <p><u>Coastal</u></p> <p>Dublin Bay IE_EA_090_0000</p> <p>Southwestern Irish Sea – Killiney Bay (HA10) IE_EA_100_0000</p>		Glasnalower stream	measures outlined in submitted HRA, CEMP and NIS.		
2.	Ground	<p>Wicklow IE_EA_G_076</p>	Dewatering	Discharge of contaminants during rock excavation and dewatering works.	Standard design and construction measures such as groundwater drainage around subsurface structures.	No	Screened out

					Avoidance and mitigation measures outlined in submitted HRA, CEMP and NIS		
OPERATIONAL PHASE							
1.	Surface; Coastal	Surface Brewery stream_010 (IE_EA_09B130400) Carrickmines stream_010 (IE_EA_10C040350) Shanganagh River_010 IE_EA_10S010600 Coastal Dublin Bay IE_EA_090_0000	Glasnalower stream southeast of site. Public surface water mains along Blackglen road which likely discharges to Glasnalower stream at	None. Surface water will be treated via SuDS features prior to outfall to the public mains and Glasnalower stream. Foul water will discharge via the Ringsend WWTP in	None	No	Screened out

		Southwestern Irish Sea – Killiney Bay (HA10) IE_EA_100_0000	Lamb's Cross	accordance with its Wastewater discharge licence.			
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