



An
Coimisiún
Pleanála

Inspector's Report

ACP-323462-25

Development

Detached dormer dwelling with solar panels in rear garden, car parking, bin/bike store, landscaping, new boundaries and car parking and bin/bike store to the front garden and associated site works.

Location

12 Knockmeenagh Road, Dublin 22

Planning Authority

South Dublin County Council

Planning Authority Reg. Ref.

S24A/0251

Applicant(s)

Arlene Quigg

Type of Application

Permission

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

Jean Dunne

Observer(s)

None

Date of Site Inspection

05th December 2025

Inspector

Colin McBride

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Appendix 1 – Form 1: EIA Pre-Screening

Form 2: Preliminary Examination

1.0 Site Location and Description

- 1.1. The proposed development site is occupied by an existing single-storey semi-detached dwelling (no. 12) located on the northern side of Knockmeenagh Road located to the south of Clondalkin and a short distance north of N7. The existing dwelling is adjoined by no. 10 to the west, which is a dormer style dwelling. To the east is no. 8, which is also a single-storey semi-detached dwelling. The dwellings along the Knockmeenagh Road are characterised by single-storey dwellings mainly. A number of adjoining dwellings along Knockmeenagh Road have been subdivided with the provision of new dwellings in their rear gardens. The rear garden of no. 12 is significantly overgrown.

2.0 Proposed Development

- 2.1. Permission is sought for the construction of a detached dormer dwelling in the rear garden of no. 12 Knockmeenagh Road. The dwelling is to have a floor area of 225sqm and a ridge height of 7.715m. The dwelling features a pitched roof and external finishes of plaster with some brick detailing and metal cladding. There is provision for new boundaries, off-street car parking and bin /bike storage. It is also proposed to provide off-street car parking and bin/bike storage to the front of the existing dwelling on site.

3.0 Planning Authority Decision

3.1. Decision

Permission granted based on 10 conditions. Of note are the following conditions:

Condition no. 2: Boundary walls to be limited to max height of 0.9m and boundary pillars to a maximum height of 1.2m

Condition no. 6: House number of new dwelling to be 12a.

Condition no. 7: External finish to harmonise in colour and texture with the adjoining dwelling at no. 12.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planning Report (16/01/25):

- Further information required including clarify the extent of works to existing access off the public road, submit details as requested by the Water Services Section and Uisce Eireann, submit a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan, clarification of external finishes on the elevations.

Planning Report (30/07/25):

- The further information submitted was considered satisfactory the proposal was considered to be in accordance with the proper planning and sustainable development of the area. A grant of permission was recommended subject to the conditions outlined above.

3.3. Internal Reports

3.3.1 Roads Department (27/11/24):

- No objection subject to conditions.

3.3.2 Roads Department (23/07/25):

- No objection subject to conditions.

3.3.3 Water Services (09/01/25):

- Further information required including details of SuDs measures are to be implemented.

3.3.4 Water Services (21/07/25):

- No objection subject to conditions.

3.4. Prescribed Bodies

Uisce Eireann (12/01/25): Further information required including obtain a confirmation letter of feasibility from Uisce Eireann and submit written permission from the owner if the development connects to a private sewer as well as submission of a drawing showing where the private drain connects to the public foul sewer.

Uisce Eireann (22/07/25): No objection subject to conditions.

3.5. Third Party Observations

One submission from Jean Dunne:

- Concerns regarding impact on privacy due to overlooking, scale of proposal disproportionate relative to the existing dwellings, impact on existing hedgerows in terms of separation from adjoining properties and ecology/biodiversity.

4.0 Planning History

No planning history on the appeal site.

Adjacent sites:

SD19A/0374: Permission granted for construction of a dormer dwelling in rear garden of no. 22 Knockmeenagh Road, Dublin 22.

SD13A/0008: Permission granted for construction of a dormer dwelling in the rear garden of no. no 20 Knockmeenagh Road, Dublin 22.

SD04A/0581: Permission granted for construction of former dwelling in the era garden of no. 14 Knockmeenagh Road, Dublin 22.

5.0 Policy Context

5.1. Development Plan

South Dublin County Council Development Plan 2022-2028

The site is zoned Objective RES with a stated objective 'to protect and/or improve residential amenity'.

12.6.7 Residential Standards

Table 3.20 Minimum Standards for Housing

4 or more bed dwelling: House Size 110sqm and Private Open Space 70sqm.

12.6.8 Residential Consolidation

Infill Sites Development on infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual;
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes.
- Larger sites will have more flexibility to define an independent character;
- While the minimum standards set will be sought in relation to refurbishment schemes it is recognised that this may not achieve a positive planning outcome, Implementation and Monitoring (IM) particularly in relation to historic buildings, 'living over the shop' projects, and tight (less than 0.25 Hectares) urban centre infill developments. In order to allow for flexibility, the standards may be assessed on a case-by-case basis and if considered appropriate, reduced in part or a whole, subject to overall design quality in line with the guidelines

- Sustainable Urban Housing: Design Standards for New Apartments, 2020; à Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street;
- Where the proposed height is greater than that of the surrounding area a transition should be provided (See Chapter 5, Section 5.2.7 of this Chapter and Appendix 10: Building Height and Design Guide);
- Subject to appropriate safeguards to protect residential amenity, reduced public open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops;
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area;
- All residential consolidation proposals shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' and / or any updated guidance;
- It should be ensured that residential amenity is not adversely impacted as a result of the proposed development;
- Delivery of Public Open Space and Contribution in Lieu shall be in accordance with the provisions set out under Section 8.7.4 of Chapter 8: Community Infrastructure and Open Space.

5.2. **Natural Heritage Designations**

Glenasmole Valley SAC (Site Code 001209), approximately 6.7km to the south.

6.0 **EIA Screening**

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

7.0 **The Appeal**

7.1. **Grounds of Appeal**

A third-party appeal has been lodged by Jean Dunne. The grounds of appeal are as follows.

- The appellant resides at no. 10, which is located immediately to the west of site.
- The Local Authority failed to assess impact of the proposal on the appellant's dwelling with concerns regarding overshadowing, loss of privacy and general deterioration of existing residential amenity.
- Notwithstanding that there is precedent for dwellings in the rear gardens at this location, the appellant considers that the impact of the proposal on their property should be adequately assessed.
- The appellant is concerned regarding potential impact on privacy, the proximity and height of the dwelling having an overbearing impact, the disproportionate size and scale of development relative to the traditional character of the dwellings in the area.

- The appellant indicates that the preservation of the existing hedgerow that separates their property from no. 12 is important from the point of view of ecology and biodiversity.
- The appellant requests that the Commission overturn the decision to grant permission.

7.2. Planning Authority Response

Response by South Dublin County Council.

- The Planning Authority confirms its decision with the issue raised in the appeal covered in the Chief Executive Order.

7.3. Applicants Response

Response by the applicant, Arleen Quigg.

- The applicant consulted with the appellant and altered the design and layout and changed the boundary on foot of specific request by the third-party.
- The applicant notes that the proposed dwelling is smaller in area than those other permitted dwellings in the vicinity. The applicant notes that the appellants dwelling is an extended dwelling larger in floor area than that proposed. The layout of the dwelling proposed is dictated by the applicant's family needs with medical submission included.
- The proposal does not impact negatively on the appellant's property in terms of overshadowing and it is noted that the appellant's dwelling will cause more overshadowing on the proposed property by virtue of its location to the south of the proposal.
- Future development at no. 10 is not impacted by the current proposal and is in line with established pattern of development in other rear gardens.
- The applicant has provided a comprehensive landscaping proposal. The applicant has engaged an Arborist and carried out a Tree Survey and Arboricultural Impact Assessment as well as provided Tree Protection Plans.

The proposal will entail removal of a small number of trees whose loss will not have a significant impact on landscape character.

7.4. **Observations**

None.

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/national policies and guidance, I consider that the substantive issues in this appeal to be considered as follows:

- Principle of the proposed development
- Physical Impact
- Impact on existing trees and hedgerow

8.2. Principle of the proposed development:

8.2.1 The proposal is for subdivision of an existing residential property with construction of a dormer house in the rear garden of no. 12 Knockmeenagh Road. The subdivision provides for a shared vehicular access off the public road with the proposed and existing dwelling having separate private open space and off-street car parking. There are several precedents (see planning history) for similar development in the area gardens of existing dwellings along Knockmeenagh Road. The site is zoned Objective RES with a stated objective 'to protect and/or improve residential amenity'. The proposal for residential use would be compliant with the zoning objective for existing residential and in an area characterised by existing residential development. The principle of the proposal would be acceptable at this location.

8.3. Physical Impact:

8.3.1 The main issues raised in the appellants submission relate to the impact of the proposal on residential amenity of the adjoining property at number 10, with concerns regarding impact in terms of scale/overbearing impact, overshadowing and overlooking raised in the appeal submission. The dwellings along Knockmeenagh Road are characterised by long rear gardens and there is precedent for subdivision of such with a number of new dwellings constructed in the rear gardens of dwellings along Knockmeenagh Road on site similar to the appeal site.

8.3.2 Notwithstanding the fact there is precedent, the merits of the design and scale of the proposal and its impact on adjoining property still need to be assessed. The proposal entails subdividing the site associated with the existing single-storey dwelling on site with provision for off-street car parking to the front of the existing dwelling and an area of private open space to the rear of the existing dwelling. The new dwelling is to share the existing vehicular access with the dwelling on site and also provide for off-street parking and private open space.

8.3.4 The proposed development is consistent with the emerging pattern of development and has a similar building line and footprint to other dwellings granted on similar sites within including 14a immediately to the east and 20a further to the east, which are both dormer style dwellings. I would be of the view that the rear garden associated with no. 12 is of significant size and is more than big enough to accommodate the proposed dwelling while retain sufficient private open space and off-street car parking with the existing dwelling as well as providing sufficient levels of private amenity space and off-street car parking for the proposed dwelling. In relation to the issue of overshadowing, I would note that the existing dwelling at no. 10 (appellant's site) is located to the south of the proposed dwelling. Having regard to this fact in addition to the level of separation between the proposed and existing dwelling, I am satisfied that the proposal is unlikely to result in significant overshadowing of the appellant's property.

8.3.5 In relation to the issue of overlooking, the proposed dwelling is a dormer style dwelling, gable fronted and running on a north south axis on site. The living spaces are all located at the ground floor and having regard to existing and proposed boundary treatment no overlooking is likely from such spaces. The proposed dwelling has rooflights on the eastern and western roof profile and two windows on the front gable (south) and one window on the rear gable (north) at first floor level. I

would be of the view that the rooflights would not afford direct overlooking of the appellants' property and the positioning and orientation of the gable windows at first floor level would also not cause direct overlooking of the appellant's property. I would consider that having regard to emerging pattern of development that the proposed development would not result in a level of overlooking or loss privacy that would be significant or out of character within a suburban residential location such as this. The proposal does entail provision of secure boundary treatment, landscaping and retention of hedgerow boundaries.

8.3.6 In term of overbearing impacts, I am satisfied that the scale of rear gardens at this location is such that, the site is large enough to accommodate the proposed dwelling without any unacceptable impact on the residential amenities of adjoining properties. I would be of the view that overall design and scale has adequate regard to the pattern of development and the amenities of existing properties to the east, west and north of the site. I would also consider that the proposed dwelling is unlikely to be significantly visible in the surrounding area due its positioning on site, established and proposed boundary treatment and its overall design and scale.

8.3.7 I would consider that overall proposal would be satisfactory in the context of the visual amenities of the area, the residential amenities of adjoining property and would be satisfactory in the context of traffic and public safety.

8.4 Impact on existing trees and hedgerow:

8.4.1 The existing rear garden is characterised by a significant level of existing trees and hedgerow boundaries and would be to be very overgrown and neglected. The applicant was requested by way of further information to submit a Tree Survey, an Arboricultural Impact Assessment and Tree Protection Plan. The report indicates that the development will require the removal of 6 trees, 2 shrubs, 2 shrub groups and 2 hedgerows that are classified as low quality and value (Category C).

8.4.2 The landscaping scheme entails retention of significant level of existing hedgerow located along the western boundary of the site where it adjoins the appellants property as well a number of existing trees on site and provides for tree/root protection measures to be implemented during construction. I am satisfied that the assessment of the existing vegetation on site indicates that such is of low quality and

value and that to facilitate the proposal, a portion of existing tress and hedgerow will be removed. The proposal does entail retention of some of the existing trees and hedgerow and I would consider that an appropriate balance is being struck between facilitating appropriate urban development within an existing built up area and providing for retention of existing tress and hedgerow.

8.5 Conclusion:

8.5.1 I am satisfied that the nature and scale of the proposal is such that it would have no adverse impact in terms of pattern of development, visual amenity and adjoining amenity. The proposed development provides for a fully independent dwelling unit that has off-street car parking, private open space and meets the relevant standards for such in terms of qualitative and quantitative standards. The proposal also leaves the existing dwelling on site with off-street parking and private open space in accordance with the relevant qualitative and quantitative standards. The proposed development would be acceptable in terms of the proper planning and sustainable development of the area.

9.0 AA Screening

I have considered the proposal for the conversion and sought for the construction of a detached dormer dwelling in the rear garden of no. 12 Knockmeenagh Road and all associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located within a suburban residential area on the outskirts of Dublin City on a serviced site approximately 6.7km north of the nearest Natura 2000 site, the Glenasmole Valley SAC (Site Code 001209), which is the nearest European Site(s).

The proposed development comprises conversion of an existing garage to a one-bed apartment unit. No nature conservation concerns were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it

can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- Nature of works are small scale in nature.
- Location-distance from nearest European site and lack of connections.

I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive Screening

- 10.1. The subject site is located in within a suburban area on the outskirts of Dublin City on a serviced site. The proposed development comprises the subdivision of the curtilage of an existing dwelling and construction of a dormer dwelling in the rear garden of the existing dwelling and all associated site work. The nearest waterbody is a River Waterbody (IE_EA_09C020500, CAMAC_040) located approximately to 800m to the southeast of the site.
- 10.2. No water deterioration concerns were raised in the planning appeal.
- 10.3. I have assessed the proposal for a new dwelling and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.4. The reason for this conclusion is as follows:

Nature of the works, which are small scale being conversion of an existing structure.

Location/distance from the nearest water bodies and/or lack of hydrological connection.

11.0 Recommendation

11.1. I recommend a **grant** of permission for the construction of a detached dormer dwelling in the rear garden of no. 12 Knockmeenagh Road and all associated site and development works.

12.0 Reasons and Considerations

Having regard to the residential land use zoning objective pertaining to the site as indicated in the South Dublin County Council Development Plan 2022-2028, the established the nature, scale and design of the proposal, the separation distances between the proposed development and existing neighbouring dwellings, the orientation of the development on the site relative to existing neighbouring dwellings, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of the area by way of overlooking, overshadowing or overbearance, would not adversely impact on the visual amenities of the receiving environment and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would be consistent with national, regional and local planning policies and objectives supporting compact urban growth, densification and intensification of use of existing built-up serviced, zoned lands. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and

particulars received by the planning authority on the 07th day of July 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 boundary walls for the vehicular access point shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m. Any gates shall open inwards.

Reason: In the interest of traffic safety.

3. 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.

4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: in the interest of public health.

5. Prior to the commencement of development, the developer shall enter into a Connection Agreements with Uisce Eireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

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

6. The landscaping scheme shown on drawing number PP484, as submitted to the planning authority on the 07th day of July, 2025 shall be carried out within the first planting season following substantial completion of external construction works. In addition to the proposals in the submitted scheme, all tree/hedgerow protection measures specified in the further information in relation trees and hedgerow specified to be retained submitted on the 07th day of July, 20225, shall be implemented.

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.

Reason: In the interest of residential and visual amenity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanala to determine the proper application of the terms of the Scheme.

Reason: it is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Colin McBride
Senior Planning Inspector

08th December 2025

Appendix 1
Form 1 - EIA Pre-Screening
No EIAR Submitted

Case Reference	ACP-323462-25
Proposed Development Summary	Construction of a detached dormer dwelling in the rear garden of no. 12 Knockmeenagh Road.
Development Address	12 Knockmeenagh Road, Dublin 22.
In all cases check box/or leave blank	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, no further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.	State the Class here.
EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road ABP-320781-	

24 Inspector's Report Page 23 of 32 development under Article 8 of the Roads Regulations, 1994.	
No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	State the Class and state the relevant threshold
EIA is Mandatory. No Screening Required	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	State the Class and state the relevant threshold Class 10(b)(i) Construction of more than 500 dwelling units
Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?

Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Form 2 – EIA Preliminary Examination

Case Reference	ACP-323462-25
Proposed Development Summary	Construction of a detached dormer dwelling in the rear garden of no. 12 Knockmeenagh Road.
Development Address	12 Knockmeenagh Road, Dublin 22.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	

Characteristics of proposed development (In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development proposed is the construction of a detached dormer dwelling in the rear garden of no. 12 Knockmeenagh Road and associated site works. The proposal is acceptable in design and scale, is located adjacent to existing residential development and is not out of context at this urban location and will not give rise to any significant waste or pollutants. The development, by virtue of its type and scale, does not pose a risk of major accident and/or disaster and presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	Briefly comment on the location of the development, having regard to the criteria listed The development is situated on zoned and serviced lands in a densely populated suburban area on brownfield land and is located at a remove from sensitive natural habitats, designated sites and landscapes of significance identified in the South Dublin County Council Development Plan 2022-2028.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. Having regard to the modest nature of the proposed development, its location relative to sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment	EIA is not required.

Inspector: _____

Date: _____

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