

An
Coimisiún
Pleanála

Inspector's Report

ACP-323544-25

Development	PROTECTED STRUCTURE: Construction of a two-storey extension, alterations to the main building and associated site works.
Location	1 Pearse Square, Dublin 2 D02 PC81
Planning Authority	Dublin City Council.
Planning Authority Reg. Ref.	3256.25
Applicant(s)	EJJR Limited..
Type of Application	Permission.
Planning Authority Decision	Refuse Permission.
Type of Appeal	First Party.
Appellant(s)	EJJE Limited.
Observer(s)	None.
Date of Site Inspection	17 th November, 2025.
Inspector	Aiden O'Neill.

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1.0 Site Location and Description

- 1.1 The proposed development site is 0.0166ha in area and comprises an end of terrace hipped roof two-bay dwelling (167.3m² in area) in Pearse Street residential square that is two-to-three-storeys (one-to-two-storeys over basement) in height, with a single storey flat-roofed rear return, and small yard area.
- 1.2 It is a Protected Structure, RPS Ref. 6445, and is located on the western side of Pearse Square Park (listed on the NIAH, ref: 50020489), and its southern boundary forms part of the boundary wall with Pearse Street (R802) inner city link road. There is a large billboard sign on the southern elevation which dominates the side view of 1 Pearse Square from the street. The front (eastern) boundary is characterised by wrought iron railings and steps leading up to the first floor entrance door. There is also a set of steps down to the basement. The existing dwelling previously contained 3no. self-contained apartments (1 per floor). The property is unoccupied, and is subject to ongoing construction works associated with the development permitted under 3768/24 which includes a change of use to a single dwelling. The building is connected to existing public services, and has no dedicated car parking, instead availing of on-street (permit) parking.
- 1.3 To the immediate east and west of the building, on Pearse Street, is a small parade of local services. Further west is a Maldron Hotel, and further east is One Grand Canal Square. On the opposite side of Pearse Road are 2no. blocks of three-storey terraces, and the St. Andrew's Resource Centre, formerly St. Andrew's National Schools.
- 1.4 Of note in the context of this appeal is that no. 2 Pearse Square to the immediate north of the proposed development site includes a recently constructed two-storey rear extension.

2.0 Proposed Development

- 2.1 The proposed development will consist of the construction of a new two-storey flat-roofed extension, c. 25.4m², and c. 7.56m in height, to the rear of 1 Pearse Square, Dublin 2. The proposed extension will be c. 2m lower than the existing building at eaves level. The proposed development will also include the demolition

of the existing single-storey extension (9.5m²) and alterations to the main building, including modifying a window opening to form a doorway; provision of a new window at high level and associated site works. The new extension is to be clad in brick to match the main building with traditional sash windows, flat roof and single rooflight.

- 2.2 An outline specification of the nature and extent of the proposed works and the materials to be used is included with the application.
- 2.3 A conservation condition report also accompanies the application. This assesses the condition of the external fabric of the building and any required remedial works.
- 2.4 An Impact Statement is also included. This states that the proposed works will ensure the long-term sustainability of the building by removing inappropriate and detrimental modern interventions, and will not result in the major loss of fabric. It is stated that the works would not materially affect the character of the building and the works will be carried out under the supervision of the author of the report, who is the agent.
- 2.5 In addition, the conservation method statement that accompanies the application states that the single storey extension, which is not original and is in a poor state to repair, with no original features remaining, is to be carefully demolished and that care is to be taken to ensure maximum salvage of the existing bricks. The proposed two-storey extension will include a bathroom and laundry accommodation. Remedial conservation works to the existing building are to be carried out where necessary. Modern windows and doors are to be replaced with traditional timber sash windows and doors.

3.0 Planning Authority Decision

3.1 Decision

The Planning Authority refused permission on 7th August, 2025 for 2no. reasons as follows:

1. The proposed demolition of the original single-storey rear return would result in an unacceptable loss of original historic fabric and special architectural character. The proposed construction of a two-storey extension

to the rear together with this demolition would cause serious injury to the special architectural character of the Protected Structure, the adjoining Protected Structures on Pearse Square and the streetscape to Pearse Street. The proposed works would therefore contravene Policies BHA2 (b),(d),(e) and BHA3 of the Dublin City Development Plan 2022-2028 and Sections 6.7.3, 6.8.11 and 6.8.13 of the Architectural Heritage Protection Guidelines (DHLGH 2011). The proposal would create an undesirable precedent for similar type development, would devalue property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

2. The proposed extension, by way of its form, scale and design would have overbearing and overshadowing impacts on the adjoining property. The proposed development in its current form would detract from the residential amenities of the area, depreciate the value of property within the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

3.1.1. Conditions

N/A.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Deputy Planning Officer dated 8th August, 2025 notes the following:

- The proposed development is permissible in the Z2 zoning objective.
- The proposed extension would provide WC rooms at ground and first floor level. Each WC room is to be provided with a glazed window to the north, west and south elevations.
- Serious concerns remain regarding the proposed demolition of the single storey rear return which is of original historical fabric.

- The applicant has not put forth a robust justification for the demolition of the existing rear return. It would not result in a significant planning gain from what is already existing.
- The extension would remain subservient to the eaves height of the existing dwelling and to the ridge height of the rear extension at No. 2 Pearse Square.
- The shadow analysis shows that significant overshadowing of the rear garden of No. 2 Pearse Square will occur.
- The height is excessive in this instance and will result in overbearing and overshadowing issues.
- The Conservation Officer has recommended a refusal for the proposed development due to the loss of historical fabric, with little justification, and that all other options have not been explored, including the consolidation, conservation and reuse of the existing return in the first instance. The provision of three bathrooms in the relatively modest house is considered excessive, and these could be accommodated on the ground floor of the existing return.
- The applicant should seek to consult with the conservation division prior to any future planning application to address conservation concerns.
- The Deputy Planning Officer's report is the basis for the Planning Authority's decision to refuse permission.

3.2.2. Other Technical Reports

- The report of the Engineering Department's Drainage Division dated 8th July, 2025 recommends permission subject to conditions.
- The Conservation Officer's report dated 25th July, 2025 notes the following:
 - No conservation architect nor conservation expert has been involved in this application.
 - Historical mapping indicates that the Protected Structure was built with a return to the rear/west.

- The extant return at No. 1 Pearse Square is constructed with the same type of Dolphins barn brick and granite as the main house and has the same footprint as the return shown on historical mapping.
- Based on cartographic and physical evidence, the extant single storey over basement rear return is the original mid-19th century return.
- The return has been modified in the past.
- As regards the two-storey extension to no. 2 Pearse Square, despite significant concerns and serious reservations from a conservation perspective, the Conservation Officer agreed to the granting of the demolition of the rear return in light of the limited space available in the house and size of the young family living there at the time.
- The applicant proposes to demolish the original single storey rear return. The principle of dismantling primary fabric is not good conservation practice.
- The submission provides little justification for the proposed demolition of the return.
- Moreover, the applicant has not adequately demonstrated that all other options have been explored, including the consolidation, conservation and reuse of the existing return in the first instance.
- There is adequate provision of bathrooms in the existing house and the introduction of three bathrooms in the relatively modest house is considered excessive. An additional bathroom and utility could be accommodated on the ground floor of the existing return if required, without significantly impacting on historic fabric.
- The proposed development would overshadow the rear garden of No.2 Pearse Square and would negatively impact on the adjoining Protected Structures on the west side of Pearse and the vista along Pearse Street and would set an undesirable precedent for similar developments elsewhere.

- The proposed alterations to the openings, if permitted, would result in an unacceptable loss of historic fabric and would have an injurious impact on the special architectural character of the Protected Structure and is not supported.

3.3. Prescribed Bodies

A submission from TII dated 2nd July, 2025 states that the proposed development falls within the area for an adopted Section 49 Supplementary Development Contribution Scheme Luas Red Line Docklands Extension (Luas C1), and a condition is to be attached to that effect, if it is not exempt from the Scheme.

3.4. Third Party Observations

2no. third party observations set out the following concerns:

- Maintenance of the site notice for the required period.
- The comparison with the previously approved extension at No. 2 Pearse Square is not appropriate as this was assessed in the context of a significantly larger site with a more generous rear garden, allowing for a balanced relationship between built form and private open space. It was also subject to specific design modifications to protect neighbouring amenity.
- the same design results in a more prominent and overbearing visual impact particularly on Pearse Street.
- the proposed extension is excessive in scale, is visually intrusive from the public realm, and inconsistent with the character of the conservation area.
- The scale and height of the extension would be visually overbearing.
- If permitted, this development would set a new and undesirable precedent for the area, undermining the conservation objectives that protect the historic integrity of Pearse Square.
- the proposal also results in a further reduction of the already limited rear garden space, thereby diminishing the amount of private open space available,

- The scale of the extension appears excessive and speculative.
- A much-improved result would be achieved by the provision of a traditional hipped roof over the proposed extension.

4.0 Planning History

4.1 The following applications are of note:

3143/25: Permission was granted on 24th July, 2025 for the construction of a new gate to allow pedestrian access to existing rear yard at number 1 Pearse Square, Dublin 2. The new gate is to be formed in the existing stone side boundary wall facing onto Pearse Street. Works to include installation of removable decking to allow level access to the new gate from the yard side and maintenance and restoration works to the boundary wall. This permission has not yet been implemented.

3768/24: Retention Permission and Permission was granted on 2nd September, 2024 for the retention of maintenance works carried out to date, including removal of internal render and plasterboard ceilings to facilitate structural repairs to walls and floors and part internal re-rendering and Permission for change of use from three residential units to single domestic dwelling and completion works, including structural repairs to walls and floors, repointing of walls and chimneys, remedial works to roofs, new rear facing roof lights to main roof, replacement of windows and doors, internal re-rendering of walls, reinstatement of original layout generally, upgrading of services, and external re-rendering of front basement elevation. This permission is under construction.

PA Ref. Nos. 4738/23 and 3514/05 were withdrawn.

5.0 Policy Context

5.1 Development Plan

Dublin City Development Plan 2022-2028 (as varied)

- The site is zoned Z2 Residential Neighbourhoods (Conservation Areas). Section 14.7.2 of Volume 1 of the Plan states that the principal land-use encouraged in residential conservation areas is housing. It is also stated that residential conservation areas have extensive groupings of buildings and associated open spaces with an attractive quality of architectural design and scale. It is stated that the overall quality of the area requires special care in dealing with development proposals which affect structures in such areas. The general objective for such areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area. Chapters 11: Built Heritage and Archaeology, and Chapter 15: Development Standards, detail the policies and objectives for residential conservation areas and standards, respectively.
- The site is a recorded Protected Structure in Volume 4 of the Plan, RPS No. 4937.
 - Policy objective BHA2(b) of the Plan seeks to Protect structures included on the RPS from any works that would negatively impact their special character and appearance
 - BHA2(d) seeks to ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.
 - BHA2(e) seeks to ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.
- Policy BHA3 states that it is the policy of Dublin City Council that the City Council will resist the total or substantial loss of protected structures in all but exceptional circumstances.
- Policy BHA9 in relation to Conservation Areas states that it is the policy of the Council to protect the special interest and character of all Dublin's Conservation Areas, Development within or affecting a Conservation Area

must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible,

- Section 15.15.2.3 of the Plan states that the inclusion of a structure in the Record of Protected Structures does not prevent a change of use of the structure, and/or development of, and/or extension to the structure, provided that the impact of any proposed development does not adversely affect the character of the Protected Structure and its setting.
- Appendix 18 of Volume 2 of the Plan sets out the policies with respect to ancillary residential accommodation. This states as follows:
 - Section 1.1 states that Applications for extensions to existing residential units should:
 - Not have an adverse impact on the scale and character of the existing dwelling
 - Not adversely affect amenities enjoyed by the occupants of adjacent buildings in terms of privacy, outlook and access to daylight and sunlight
 - Achieve a high quality of design
 - Make a positive contribution to the streetscape (front extensions)
 - Section 1.2 in relation to rear extensions states that:
 - Ground floor extensions should match or complement the main house.
 - First floor extensions will be considered on their merits, and will only be permitted where the planning authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities. The following factors will be considered:

- Overshadowing, overbearing, and overlooking - along with proximity, height, and length along mutual boundaries
 - Remaining rear private open space, its orientation and usability
 - Degree of set-back from mutual side boundaries
 - External finishes and design, which shall generally be in harmony with existing
- Section 1.4 in relation to privacy and amenity states that it is important to make sure that any extension does not unacceptably affect the amenities of neighbouring properties, including privacy, outlook, daylight and sunlight.
 - Section 1.5 in relation to separation distances states that extensions should be designed so as not to dominate or appear unduly overbearing when viewed from adjoining properties.
 - Section 1.6 in relation to daylight and sunlight states that consideration should be given to the proportion of extensions, height and design of roofs as well as taking account of the position of windows including rooms they serve to adjacent or adjoining dwellings.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

Architectural Heritage Protection – Guidelines for Planning Authorities 2011

These guidelines are issued under Section 28 and Section 52 of the Planning and Development Act 2000 and concern development objectives: a) for protecting structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, and b) for preserving the character of architectural conservation areas.

Section 6.8.13 of the Guidelines state that caution should be used when considering proposals to demolish parts of protected and proposed protected

structures as these parts may be of importance to the cumulative historic interest of a building.

Section 6.8.11 states that a proposal to demolish such a structure requires the strongest justification before it can be granted permission.

5.3. Natural Heritage Designations

The proposed development site is c. 2.25km to the west of the South Dublin Bay and River Tolka SPA (Site Code: 004024), the South Dublin Bay SAC (Site Code: 000210) and the South Dublin pNHA (Site Code: 000210). It is also c. 0.282km to the Grand Canal pNHA (Site Code: 002104).

6.0 EIA Screening

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

7.0 The Appeal

7.1 Grounds of Appeal

A First Party appeal against the refusal of permission sets out the following grounds:

- No. 1 Pearse Square is an 1830's two bay, two storey over basement, end of terrace Georgian house located on the western side of Pearse Square.
- It would appear the building was originally planned to mirror the layout of the adjoining property but either during construction or shortly thereafter a single storey over basement entrance block was constructed to the gable wall facing Pearse Square. It would appear the original external steps were removed and the basement level access covered over with granite slabs.

- At some stage in the past a single storey brick return was constructed to the rear of the property with access from the landing level of the main house. The rear return is currently in a very poor state of repair and there are no original features extant.
- It would appear that up to half of the original garden plot was lost to developments facing onto Pearse Street circa. 1840.
- The building was subdivided into seven self-contained residential units at some time prior to 1963. Circa 1994 the number of units was reduced to three self-contained units.
- Permission was granted in 2024 for works necessary to secure the fabric of the building and to reinstate the building to original use and layout as a single private dwelling.
- As well as facilitating the use of the main building as a private residence the new extension will also allow for reinstating the original first floor layout which currently has the rear bedroom sub-divided to provide a small bathroom.
- There is considerable precedence for the proposed development along all three sides of Pearse Square, most notably at the adjoining property of 2 Pearse Square, where the recent development consisting of the demolition of an existing extension and construction of a two storey extension is almost identical to the proposed development.
- The building has significance as part of the overall Pearse Square development, with the front elevation retaining original features which contribute to this.
- In contrast the rear of the building has a much lesser and diminished significance and does not represent the original garden space which has been compromised by development in and around it.
- The building has no particular technical significance and is standard for its time in detail, materials and execution. The materials used in constructing the house are standard for the time and could not be considered significant.

- The existing rear return is poorly constructed and in a dilapidated condition with no original internal features remaining. There are no floors or ceilings and the roof structure is not original. Two of the external elevations have been rendered in sand and cement render which is not original and which would be extremely difficult to remove without damage to the underlying brickwork.
- There is a lack of a collar to the existing roof structure has resulted in the external side walls deforming and bulging outwards.
- There have been recent attempts to carry out remedial structural works to the walls however, these works were ill-advised and inappropriate and would need to be removed.
- The existing return is only on average 1.8m wide. Should the return be retained and upgraded to current standards this width could reduce down to 1.6m.
- The cost of repairing and upgrading the existing return to current standards would suggest that the better option would be to construct a new extension allowing for appropriate accommodation to be provided.
- The principal of the construction of a two storey extension in sympathetic form and materials has been accepted by virtue of the planning approval for the similar developments at Pearse Square, most notably at 2 Pearse Square.
- The proposed development will allow for the building to function as originally intended as a single dwelling but to modern standards of accommodation while also allowing for reinstating the original layout to the building and securing the building for the future.

7.2. Applicant Response

N/A.

7.3. Planning Authority Response

None on file.

7.4. Observations

An observation dated 16th September, 2025 from one of the observers on the application reiterates the concern that the statutory site notice was not erected for the relevant period, and is disappointed that this issue was not addressed previously. A yellow site notice was erected on 16th June, 2025, however from at least 26th June, 2025 to the date of the original observation, the site notice was removed from public view, and only reappeared after the original observation was published on 19th July, 2025 before the final date for observations of 21st July, 2025. This, together with the issues raised in the original observation (appended to the observation to the Commission) are requested to be given consideration.

7.5. Further Responses

None.

8.0 Assessment

8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

8.2 The main appeal issues are as follows:

- Conservation issues
- Impact on residential amenity
- Site Notice

8.3 Conservation issues

8.3.1 The Planning Authority's first reason for refusal is that the proposed demolition of the original single-storey rear return would result in an unacceptable loss of original historic fabric and special architectural character.

8.3.2 The Conservation Officer contends that historical mapping indicates that the Protected Structure was built with a return to the rear/west, and that the extant return, while it has been modified, is the original mid-19th century return.

- 8.3.3 The Conservation Officer is opposed to the principle of dismantling primary fabric, particularly when there is little justification provided to demolish the original structure, for the uses proposed, and in the absence of an assessment of alternatives including the reuse of the existing return.
- 8.3.4 The First Party argues that the single-storey rear return is in a very poor condition, and that there are no original features remaining. The First Party also makes the case that the original building, which has no particular technical significance, and site have been modified over time, and that the rear of the building has a much lesser significance than the front. In this instance, the original use as a single private residence is proposed, as is the reinstatement of the original first floor layout.
- 8.3.5 Two contrasting views are presented as to the building heritage status of the single-storey rear return which is proposed to be demolished.
- 8.3.6 I do note that the Conservation Officer states that no conservation architect nor conservation expert has been involved in this application. However, I also note that the First Party's agent includes a consultant architect accredited in conservation.
- 8.3.7 I further note the precedence established at no 2 Pearse Square, with a two-storey extension replacing a single-storey rear return, which the Conservation Officer had accepted for reasons to do with the particular needs of the occupants, despite having significant concerns from a built heritage perspective. However, while it is not stated if that rear return was original, such significant concerns weigh heavily against the proposed demolition of the rear return in this instance, notwithstanding that the proposed development seeks to facilitate improved accommodation as was accepted at no. 2 Pearse Square. I do consider that there should be consistency in approach to conservation matters.
- 8.3.8 I also note that the existing billboard on the southern street-facing elevation of no. 1 Pearse Square physically and visually compromises the architectural heritage of the building. I also note that the extension to no. 2 Pearse Square is visible from Pearse Street.
- 8.3.9 However, on a point of principle, and having regard to the provisions of the Architectural Heritage Protection – Guidelines for Planning Authorities 2011, as

well as policy objectives BHA2(d) and BHA9 of the Dublin City Development Plan 2022-2028 (as varied), I am persuaded by the Conservation Officer's concerns about the loss of original rear return, and do not accept the First Party's contention that the rear return is of no significance in this context.

8.3.10 I do accept the First Party's points about the poor condition of the rear return and recent attempts to carry out remedial works, but I do agree with the Conservation Officer that a more conservation-led approach should be adopted in this instance, including the consolidation, conservation and reuse of the existing return in the first instance, as stated in the Conservation Officer's report.

8.3.11 Notwithstanding the point raised above about the impact of the existing billboard, the location of no. 1 Pearse Square relative to Pearse Street does render the building more prominent than its neighbours, as is noted in the observation to the appeal, and therefore any proposed redevelopment does require a sensitive approach.

8.3.12 I agree that the First Party should consult with the conservation division prior to any future planning application to address the concerns raised. This would include any future alterations to the main building, which the Conservation Officer also raised concerns about.

8.3.13 For these reasons, I am inclined to uphold the Planning Authority's first reason for refusal in this instance.

8.4 Impact on residential amenity

8.4.1 The Deputy Planning Officer, the Conservation Officer, and the observer to the appeal raise concerns about the impact of the height of the rear extension on the amenities of no. 2 Pearse Square in terms of overshadowing, and that it would be overbearing in form, scale and design.

8.4.2 The proposed extension, when compared to the more slender two-storey extensions to no. 2, 6 and 7 Pearse Square, as is evident on drawing no. 2506A102 enclosed with the appeal, is bulkier in form, but it is located on the southern side of the building, and is subservient to the eaves height of the existing building and to the ridge height of the rear extension at No. 2 Pearse Square, although it is at the same eaves height as that rear extension.

- 8.4.3 In this context, I do not consider that the proposed extension would be overbearing.
- 8.4.4 In addition, and having regard to drawing no. 2506PL116 (Shadowing – Elevations) submitted with the planning application, the proposed development would not result in any more significant overshadowing than the existing two-storey rear extension to no. 2 Pearse Square does to the rear amenity space of no. 3 Pearse Square, such that it would detract from the amenities of no. 2 Pearse Square or devalue property in the vicinity.
- 8.4.5 In this context, I would not be inclined to uphold the Planning Authority's second reason for refusal.
- 8.5 Site Notice
- 8.5.1 The observer to the appeal raises a point about the Site Notice not being in accordance with the Planning and Development Regulations, 2001, as amended.
- 8.5.2 In terms of procedural matters and the alleged irregularities in terms of the nature and timing of the erection of the site notice, I note that both matters were considered acceptable by the planning authority. I am satisfied that this did not prevent the concerned party from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

9.0 AA Screening

- 9.1. I have considered the development to a Protected Structure of the construction of a two-storey extension, alterations to the main building and associated site works at 1 Pearse Square, Dublin 2 D02 PC81 in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2 The proposed development site is c. 2.25km to the west of the South Dublin Bay and River Tolka SPA (Site Code: 004024), and the South Dublin Bay SAC (Site Code: 000210)

9.3 The proposed development to a Protected Structure will consist of the construction of a two-storey extension, alterations to the main building and associated site works at 1 Pearse Square, Dublin 2 D02 PC81.

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

9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the South Dublin Bay and River Tolka SPA (Site Code: 004024), and the South Dublin Bay SAC (Site Code: 000210) in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

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

9.6 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

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

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

10.0 Water Framework Directive

10.1 The subject site is located in a City centre area of Pearse Street in Dublin City. The nearest relevant water body is the Poddle, code IE_EA_09P030800, the status of which is 'At Risk'.

10.2 The proposed development to a Protected Structure will consist of the construction of a two-storey extension, alterations to the main building and associated site works at 1 Pearse Square, Dublin 2 D02 PC81.

10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development to a Protected Structure which will consist of the construction of a two-storey extension, alterations to the main building and associated site works at 1 Pearse Square, Dublin 2 D02 PC81, and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4 The reason for this conclusion is as follows:

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

10.5 Conclusion

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

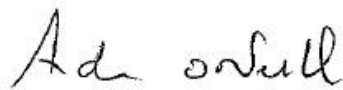
11.0 Recommendation

11.1. I recommend the Commission refuse permission for the reasons and considerations set out below.

12.0 Reasons and Considerations

1. The proposed demolition of the original single-storey rear return would result in an unacceptable loss of original historic fabric and special architectural character. The proposed construction of a two-storey extension to the rear together with this demolition would cause serious injury to the special architectural character of the Protected Structure, the adjoining Protected Structures on Pearse Square and the streetscape to Pearse Street. The proposed works would therefore contravene Policies BHA2 (b),(d),(e) and BHA3 of the Dublin City Development Plan 2022-2028 and Sections 6.7.3, 6.8.11 and 6.8.13 of the Architectural Heritage Protection Guidelines (DHLGH 2011). The proposal would create an undesirable precedent for similar type development, would devalue property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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



Aiden O'Neill

Planning Inspector

24th November, 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP-323544-25
Proposed Development Summary	Protected Structure: the construction of a two-storey extension, alterations to the main building and associated site works at 1 Pearse Square, Dublin 2 D02 PC81.
Development Address	1 Pearse Square, Dublin 2 D02 PC81.
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)	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. </div> <div> <input type="checkbox"/> No, No further action required. </div>
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1 . EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q 5	
1. Is the proposed development of a CLASS specified in <u>Part 2</u>, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of	

<p>proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</p>	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
<p>2. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
Yes <input type="checkbox"/>	
No <input type="checkbox"/>	

Ad. orill

Inspector: _____

Date: 24th November, 2025