

An
Coimisiún
Pleanála

Inspector's Report

ACP-323675-25

Development	Construction of a single and two storey extension to rear, wastewater treatment system and all associated site works.
Location	The Green Bungalow, Collinstown, Skerries, Co. Dublin
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F25A/0604
Applicants	David and Susannah Coffey
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	David and Susannah Coffey
Observer(s)	None
Date of Site Inspection	20 November 2025
Inspector	Adam Smyth

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1.0 Site Location and Description

- 1.1 The appeal site is located on the western side of Skerries Road (R127) in the townland of Collinstown, approximately 3 kilometres north of Lusk.
- 1.2 The appeal site, with a stated area of 0.41 hectares has a 29-metre frontage to the public road and extends 117 metres back to its western boundary. A single storey dwelling, c. 87 sq.m, sits behind a low block wall adjacent to the road. Vehicular access is to the southern side of the dwelling.
- 1.3 The dwelling, with brick chimneys to either gable end, has a pitched slate roof to a 4.5 metre ridge. There is a small, pitched roof porch to the front and a mono pitched rear return. Finishes include rough render walls and white uPVC framed windows throughout. To the rear and perpendicular to the dwelling is a single storey outhouse of similar height, finished in concrete block with a pitched corrugated roof. This outhouse is proposed to be demolished to accommodate the footprint of the extension. Four very mature evergreen trees are adjacent and north of the outbuilding and approximately 14 metres from the rear of the dwelling. Due to their maturity, they have outgrown the area within which they have been planted.
- 1.4 A further outbuilding, set approximately 5 metres back from the road frontage, is positioned on the southern site boundary. This building is perpendicular to the dwelling's frontage and to a height of approximately 6 metres. The outbuilding has a tiled pitched roof and finished in smooth render. A vehicular garage door, with hayloft door above is positioned on its east elevation, a pedestrian door on its north and two blocked up windows on its west elevation. There are no openings to its southern elevation.
- 1.5 An amenity and car parking area is located between the three buildings. Ground levels rise by approximately 0.8 metres from the rear of the dwelling to the back of the single storey outhouse, beyond which an area of lawn levels out towards the western site boundary.
- 1.6 There are a combination of site boundaries including post and board fencing of approximately 1.8 metres along the north and south boundaries with neighbouring

properties and sections of wire fencing and mature hedging, between 1.5 and 5 metres in height, in the western half of the site.

- 1.7 A vehicle sales and repair business is located adjacent and to the south, a detached single/two storey dwelling to the southwest and a bungalow to the north west of the appeal site.

2.0 Proposed Development

- 2.1 Single and two storey extensions to the rear of the existing detached single storey dwelling, a wastewater treatment system and all other associated site works.

3.0 Planning Authority Decision

- 3.1 On 22 August 2025 the decision of the planning authority was to refuse permission for the proposal for the following reason.

The proposed development by reason of its scale, design and layout fails to adequately integrate with the existing dwelling, the site context and the neighbouring properties. The proposed development would be an overly dominant addition to the existing dwelling and would be out of character with the pattern of development in the locality. As a result, the proposed development is therefore contrary to Policy SPQHP41, Objective SPQHO45, the relevant provisions of Section 14.10.2 and Section 14.12.13 of the Fingal Development Plan 2023-2029 and would seriously injure the amenities of the surrounding area. The proposed development would create an undesirable precedent for other similar development and is therefore contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

- 3.2.1. The planning authority's report contains the following considerations in relation to the proposed development.
- The appeal site is within an RU zoning. The proposed development is acceptable in principle given this seeks an extension to an existing dwelling.
 - The proposed extension, particularly its first-floor element with front facing dormer, is excessive in scale and not sensitive to the design and extent of the existing dwelling.

- The proposed development is out of character with the pattern of development in the locality and it would create an undesirable precedent.

3.2.2. Other Technical Reports

Fingal County Council Transportation Planning Section

- No objection as the proposed development would not be considered intensification.
- On site parking is acceptable.

Fingal County Council Water Services Department

- Foul Water: No Objection, subject to conditions.
- Surface Water: No Objection, subject to conditions.
- Flooding Risk: No Objection.

Fingal County Council Parks and Green Infrastructure Division

- Removal of 4 No. Monterey cypress trees, acceptable in principle subject to compensatory tree planting.
- All other works to comply with the submitted landscape plan, including retention of the north and west hedge boundaries.
- A tree bond to be lodged with the council in relation to the retention of these hedge boundaries.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

On 7 August 2025, one observation was submitted to the PA on behalf of adjacent landowners. Whilst no objection to the principle of an extension, the following observations were raised.

- Potential to undermine adjoining boundary structures and ground levels as the site levels will be reduced as part of the proposal. No retaining structures are indicated. Risk to piped ditches with potential flooding to adjoining properties.

- Drawings don't accurately reflect folio maps for the site and surrounding properties, the applicant should accurately express legal boundaries.
- A construction and demolition waste management plan should be sought to identify and advise on the handling of any hazardous substances arising from proposed demolition works.
- The tree survey and arboriculture impact assessment proposes removal of 4 no. Monterey Cypress trees without comment/assessment on likely effects on adjoining properties nor future effects on soil systems and structures within adjoining properties.
- Like the previous refusal (F24A/0454) an east facing dormer does not satisfactorily integrate with the existing structure.

4.0 Planning History

- 4.1 Planning Authority Ref. **F24A/0454**, proposed single and two storey domestic extension to rear and all associated site works. The Green Bungalow, Collinstown. **Refuse permission** 13 February 2025.

5.0 Policy Context

5.1 Development Plan

The statutory development plan is the Fingal Development Plan 2023-2029 (the FDP). The following policies and objectives are applicable.

Chapter 3 Sustainable Placemaking and Quality Homes

3.5.13.1 Residential Extensions the need to extend and renovate dwellings is recognised, acknowledged and considered favourably by the PA.

Policy SPQHP41 – Residential Extensions supports extension of dwellings of appropriate scale and subject to the protection of residential and visual amenities.

Objective SPQHO45 – Domestic Extensions encourages sensitively designed extensions.

Chapter 9 Green Infrastructure and Natural Heritage

9.6.14 Landscape Character Assessment considers a highly sensitive landscape is likely to be vulnerable to change.

Section 9.6.15 and Policy GINHP26 seek to preserve view and prospects and amenity of places within and beyond the County.

Objective GINHO59 – Development and Sensitive Areas seeks to ensure new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas.

Objective GINHO60 – Protection of Views and Prospects seeks to protect views and prospects that contribute to the character of the landscape, particularly those identified in the FDP, from inappropriate development.

Chapter 13 Land Use Zoning

The appeal site is within a RU rural zoning.

Objective – seeks to protect and promote in a balanced way.

Vision – seeks to protect and promote the value of the rural area.

Chapter 14 Development Management Standards

14.10.2 Residential Extensions seeks to protect both adjoining properties and the character and form of the existing dwelling.

14.10.2.5 Roof Expansion and Dormer Extensions sets out parameters and considerations when assessing dormers.

14.12.13 Extensions to Rural Dwellings considers extensions in terms of size and relationship to the existing dwelling and to the visual amenity of an area.

Objective DMSO128 Demarcation of Townland Boundaries seeks to preserve and incorporate demarcated townland boundaries into proposed developments.

Objective DMSO140 Protection of Existing Landscape seeks to protect landscape features of biodiversity, amenity value and/or contribute to character.

Objective DMSO200 Domestic Wastewater Treatment Systems outlines that rural domestic effluent treatment plants and percolation areas shall comply with the Environment Protection Agency's Code of Practice.

Section 14.20.3 Sustainable Urban Drainage Systems (SuDS).

Objective DMSO241 Construction and Demolition Waste Management Plan sets out the thresholds when a waste management plan is required.

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

None

5.3. Natural Heritage Designations

None

6.0 EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1 Grounds of Appeal

The grounds of appeal can be summarised as follows:

- The proposed development is modest additional accommodation.
- The proposed development complies with objectives and policies of the FDP, having particular regard to the protection of amenity of surrounding dwellings and the character and form of the existing dwelling.
- The scale and bulk of the first-floor element of the proposed development is not at odds with the existing form and does not compromise or erode its design.
- The proposed development is a reasonable balance to bring the existing dwelling up to modern day standards.
- Precedence has already been set by other nearby examples.

7.2. Planning Authority Response

On the 6 October 2025, the Planning Authority advised it had no further comment to make in respect of this appeal and that An Coimisiún Pleanála is requested to uphold its decision to refuse the proposed development.

If the appeal is successful conditions should be included relating to development contributions and the requirement for a tree bond.

7.3. Observations

None

8.0 Assessment

8.1. Having examined the appeal details and all other documentation on file, including all of the submissions received in relation to the appeal, third party observations, the reports of the local authority and having inspected the site, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Scale and Design
- Residential Amenity
- Landscaping
- Other Matters

8.2 Principle of Development

8.2.1 The appeal site is within a **RU rural zoning** the objective of which seeks to protect in a balanced way the development of the rural landscape. Residential use is acceptable in principle, particularly as this is an extension to an existing dwelling.

8.2.2 **Green Infrastructure Map No. 1** of the FDP demarks this locality as being a highly sensitive landscape. Additionally, the R127 public road passing adjacent to the appeal site is designated for protection of views. Given these landscape designations the locality is considered vulnerable to change within **Section 9.6.14** of the FDP.

8.2.3 **Section 9.6.15** and **Policy GINHP26** place primary importance on protection of the amenity value derived from landscapes. As such, **Objective GINHO60** seeks to protect views and prospects that contribute to the character of the landscape from inappropriate development, particularly those identified in the FDP.

8.2.4 I am of the opinion therefore, having regard to the sensitivity of this location and subject to consideration against the relevant policies and objectives of the FDP, this proposed development is acceptable in principle.

8.3 Scale and Design

Scale

- 8.3.1 The submitted plans show the proposed development is to be 14.5 metres wide, which is slightly narrower than the 16-metre width of the host dwelling, and that it extends 16.5 metres back from the rear of the existing dwelling. The planning application form indicates 250 sqm of floorspace will be created, approximately 180 sqm at ground floor and 68 sqm at first floor level, as per floorplans.
- 8.3.2 **Section 3.5.13.1** of the FDP recognises and acknowledges the need for people to extend and renovate their homes and I note no objection from the PA in this regard. **Section 14.12.13** considers an extension to a rural dwelling is acceptable if it is of a reasonable or modest size. Given the small size of the existing dwelling, I consider a reasonably, rather than modest, sized extension would be appropriate. The appellants consider the proposed extension to be modest, for the provision of adequate accommodation for a family of six.
- 8.3.3 Having examined the proposed layout plans I note the level of floorspace provision, including a very generous 100 sqm family room and a 44 sqm playroom. I am not persuaded that an additional 250 sqm of floorspace is neither of a modest or a reasonable size for an extension to the original dwelling, particularly as it will only result in a net gain of one bedroom to what currently exists. Therefore, I am of the opinion that it has not been demonstrated the size of the development as proposed satisfies the requirements of Section 14.12.13 of the FDP.

Design

- 8.3.4 The bulk of proposed development is single storey with a flat roof, save for a first-floor bedroom/WC accommodated within a 6-metre pitched roof. This first-floor element is orientated north/south, parallel with, but set back from the rear of the existing dwelling by a 3-metre deep single storey element, approximately the depth of the existing rear return. Facing the road, a 5-metre wide dormer window is proposed on the first-floor roof pitch of the extension, rising 2.7 metres over the rear ground floor extension and sitting approximately 0.3 metres down from the 6-metre ridge line of the roof.

- 8.3.5 With the previous refusal of permission on this site (F24A/0454), the PA had concern with the scale, design and layout overly dominant to the existing dwelling and out of character with the pattern of development in the locality. I note very little difference between that earlier refusal and this proposed development, other than a changed pitched angle to the roof of the dormer which I consider now results in it appearing bulkier in form.
- 8.3.6 The appellants contend the proposed development has been reconsidered to address the reasons for the previous refusal. They consider it does not compromise or erode the design quality of the existing dwelling, that it does not exceed the height of the existing structure and will not be seen from the public road.
- 8.3.7 **Objective SPQHO45** and **Policy SPQHP41** of the FDP encourages sensitively designed extensions of appropriate scale. **Section 14.10.2** states the design of extensions must have regard to the character and form of the existing building, its architectural expression, external finishes and pattern of fenestration. This is emphasised further in **Section 14.12.13**, which also includes a requirement to protect the visual amenities of the area.
- 8.3.8 In addition to my earlier comments on the overall area of proposed development, it is my opinion that the scale of the first-floor element does not have regard to the character and form of the existing building. I consider that the proposed 6 metre pitched roof, whilst reflecting the orientation and pitch angle of the existing roof, is positioned so close to the original that it visually disrupts its character and form. Furthermore, and more importantly, the placing of a 5-metre wide dormer on the front pitch of the new roof further disregards the character and form of the existing dwelling, typified by its limited height and narrow window fenestrations.
- 8.3.9 **Section 14.10.2.5** is helpful in considering the impact of a dormer. The design, dimensions, and bulk of the dormer relative to the overall extent of the roof, as well as the size of the dwelling will be overriding considerations, together with the visual impact of the structure when viewed from adjoining streets and public areas. The level and type of glazing within a dormer extension should have regard to existing window treatments and fenestration of the dwelling.

8.3.10 I am of the opinion the proposed dormer width is at odds with the character, form and fenestration evident on the existing dwelling and it would appear incongruous within its surrounding context. I disagree with the appellants that the extension is no higher than the existing dwelling, being approximately 2 metres higher to its ridge. In addition, having examined the cross-section drawings accompanying the proposed development and from my observations on site, I do not agree that it would not be visible from the public road, given its proximity to the existing dwelling.

8.3.11 Observing the site in its local context, I consider the proposed first floor roof with its dormer extension would be visible for approximately 36 metres when passing the appeal site in a southerly direction. Travelling in a northerly direction the extension would be screened from longer distance views by the existing two storey outbuilding on the appeal site however, I consider it would be visible for approximately 30 metres to the south of the existing dwelling. I noted the speed of vehicles at this point on the road to be high and that viewable distances when passing the appeal site may only offer brief views of the proposed development. Nevertheless, given my earlier consideration that the proposed design is already contrary to FDP policy, and given this is a designated highly sensitive landscape, **Objective GINO59** will not permit new development if it causes unacceptable visual harm to the character, integrity, distinctiveness, or detracts from the scenic value of the area. I consider therefore that this proposed development, regardless of how brief views of it may be, would set an unacceptable precedence in this sensitive locality.

8.3.12 Finishes to the new roof are proposed to match that of the existing roof whilst the dormer is to be finished with zinc cladding, I do not find these proposed materials to be at odds within the surrounding context. Other elements of the proposed development include a mix of fenestrations, of both horizontal and vertical emphasis, walls finished in natural stone or render, and the small front porch of the existing dwelling is to be clad in cedarwood.

8.3.13 The majority of the extension will be obscured from public view and in this regard the other proposed external finishes, particularly the varying window sizes/shapes, are not a matter of concern. I do not consider these will be read with the

established fenestrations of the existing dwelling and therefore do not offend policy. However, plans do indicate the small front porch is to be altered, changing in function from an entrance doorway to a small annex of a study. This alteration will include removal of its existing pitched roof, to be replaced with a flat roof and the horizontal placing of cedarwood cladding to its external walls.

8.3.14 Cedarwood cladding may be considered a sustainable material, traditionally used within a rural area, although not an external finishing material I observed in the locality. However, I consider alteration to the porch roof would replicate the proposed first floor flat roofed dormer and in so doing further diminishes the character and form of the existing dwelling. I do not consider this aspect of the proposed development complies with **Policy SPQHP41** in terms of a sensitive design approach and, in accordance with **Section 14.10.2**, regard has not been given to the dwelling's existing architectural expression, external finishes and pattern of fenestration.

8.3.15 The appellants submitted copy plans of local permissions they consider have already set a precedence for their proposed development. Having considered those plans I am of the opinion they do not address my findings regarding the scale and design of the proposed development, nevertheless I make the following brief comments.

8.3.16 **F08A/0655**, renovations to a bungalow, and **F15A/0503** new build one/ two storey dwelling to the rear of the appeal site; These properties are set back approximately 90 metres from the public road with intervening buildings or landscaping. No dormers are evident.

8.3.17 **F10B/0299** and **F15B/0274**, Rogerstown Lane, Lusk. Both relate to single storey extensions at the rear of their respective dwellings that do not exceed the height of the existing ridge, but for a very small portion of new ridge (0.8m wide by 0.6m high) on the 2015 application. There are no dormers. Rogerstown Lane is a minor road, not a regional road like the R127 adjacent to the appeal site.

8.3.18 **F21A/0157** The Commons, Lusk. Renovation of a dwelling that already had dormers to its north and south elevations which were modernised and slightly increased. That dwelling is set back from the R127 behind mature boundary screening and its dormers do not front towards the road.

8.3.19 **F23A/0668** Kilhedge Lane. Retention of existing single storey dwelling with new extension at the rear. The two-storey rear extension is accommodated by ground level reduction so that it does not exceed the height of the existing dwelling. No dormers. 144 sqm of new build is considerably smaller than that sought through this appeal. The site is adjacent to the R132 but only the existing dwelling is visible due to mature boundary screening.

8.3.20 **F25A/0102E** and **ABP322397-25**, Balleally Lane, Lusk. Existing hipped roof single storey dwelling, the proposed extension to the rear includes a hip end, perpendicular to and 1.3 metres higher than the existing. This represents a smaller protrusion than that proposed on this appeal site. In addition, that dwelling is set back and elevated above a minor road with landscaping to its front, the small protrusion is therefore mitigated. No dormers to public facing elevations.

8.4 Residential Amenity

8.4.1 The appellants contend the proposed development in its design has regard to the protection of amenity of surrounding dwellings.

8.4.2 The proposed rear extension will be forward of neighbouring residential properties, the nearest of which is annotated on the site layout plan to be 16 metres northwest from the nearest part of the proposal. This separation distance, to the front of the neighbour, with no proposed windows directly facing that property, the intervening post and board fence and ground levels lowered on the appeal site, does not in my mind create any impact on residential amenity. The commercial business adjacent and south of the appeal site, with its 1.8 metre post and board boundary fencing, and by its nature of use, would also not be impacted as a result of the proposed development.

8.4.3 Neither the PA nor the third-party representation raise issue in terms of detrimental impact on existing residential amenity. Therefore, and given my own observations it is my opinion the proposed development is satisfactory to policy requirements of the FDP in this regard.

8.5 Landscaping

8.5.1 Regarding the arboriculture assessment and condition report on the 4 No. trees to be removed and having observed these trees are constrained on the site and very

overgrown, I note the Council's Parks and Green Infrastructure Division find these proposed works to be acceptable.

8.5.2 **Objective DMSO140** seeks to protect landscape features that are of biodiversity or amenity value and/or contribute to landscape character. I do not consider removal of these 4 no. trees would result in a significant biodiversity loss, and they offer little to the locality in terms of amenity value or landscape character. Removal of these trees would not be contrary to Objective DMSO140.

8.5.3 The third-party representation raised general concerns on likely effects to adjoining properties, soil systems and structures if these trees were removed. With an absence of detailed and warranted explanations of likely effects I consider this a speculative concern, and I do not need to consider this matter further. In any case, proposed development causing damage to third party property would be a civil matter between the parties.

8.5.4 The site layout plan indicates the existing hedgerows on the north and west boundaries of the site are to be retained. Council's Parks and Green Infrastructure Division advise these are townland boundaries and requested these be conditioned for retention. Proposed landscaping plans indicate retention of these boundaries. I am of the opinion therefore that this aspect of the proposal complies with **Objective DMSO128**.

8.6 Other Matters

8.6.1 With regard to wastewater treatment, the site characterisation report indicates the aquifer category is Locally Important (Lm) and of High Vulnerability (R1 resource protection area). Within a trial hole depth of 2.1m, the water table was recorded at 1.95m, bedrock was not encountered. Soil is classified silt/clay in accordance with BS5930 and evaluated as very compacted soil and subsoil. Likely surface and subsurface percolation values were 50. The proposed treatment plant is located within the existing garden of the appeal site, on an area of mature lawn that has a shallow easterly slope. At the time of percolation testing, ground conditions were firm underfoot, no surface water ponding, wetlands, watercourse/streams or drainage ditches were observed. The area is served by mains water.

- 8.6.2 Table E1 of the EPA Code of Practice- Domestic Wastewater Treatment Systems, indicates that in an R1 resource protection area a DWWTS is acceptable subject to normal good practice. A tertiary treatment system with infiltration area discharging to ground water is proposed. The site characterisation report recorded percolation values (T value) of 52.56 at surface and 57.89 sub-surface. Table 6.4 of the EPA Code of Practice requires, for the type of system proposed, percolation to be below a value of 90. Separation distances to the subject dwelling, neighbouring dwellings and the public road comply with Table 6.2 of the EPA code of practice. I note the Council's Water Services Department offer no objections, subject to conditions. In any case a wastewater treatment system is already in situ at the appeal site and therefore, on the basis of the characterisation report and the council's position, I consider this matter has been satisfactorily addressed and complies with Objective **DMSO200** on domestic effluent treatment plants.
- 8.6.3 A commissioned surface water drainage report indicates that the appeal site has a good infiltration rate but given the elevated water table, and its constrained area surface water soakaways were not appropriate. Surface water from the roof and hard surface areas is proposed to be dealt with by way of a small rain garden that will drain into a 5.25 cubic metre attenuation tank positioned adjacent to the south gable of the existing dwelling, below a permeable driveway. The attenuation volume of the tank is the maximum required to cope with a 30 minute rainfall duration during a 1-100 year rainfall event, plus a 20% extra allowance for climate change. Council's Water Services Department offer no objections, subject to conditions and on the basis of the surface water drainage design proposed, I consider this complies with the requirements set out in **Appendix 11** and **Section 14.20.3** SuDS of the FDP.
- 8.6.4 The Council's Transportation Planning Section, whilst offering no objection to the proposed development as intensification would not occur, sought revised drawings indicating improved access provision. The permission being sought does not specify an upgrading of the access, nor do the plans show alterations in that regard. I therefore consider access provision does not form part of this appeal and, as intensification will not occur, this is not a matter to be considered further.

- 8.6.5 The third-party representation raised concern on the accuracy of plans and the extent of legal ownership, although no documentary evidence was submitted to substantiate this. I note the appellants application form declares at Question 10 legal ownership of all lands within the defined red line of the site. Any disparity between the parties on the extent of legal interest in the land is considered a civil matter and outside the scope of this planning appeal. In any case, this is a matter to be resolved between the parties, having regard to the provisions of s.34(13) of the 2000 Planning and Development Act (as amended).
- 8.6.6 The third-party representation was concerned ground level reduction to accommodate the proposed development would undermine adjoining boundary structures and ground levels; there is no detail of retaining structures and a potential risk to piped ditches with the potential of flooding to adjoining properties. I note the site layout plan indicates ground level reduction adjacent to the boundary fence with the neighbouring property to the northwest. From my observations on site, I consider existing ground levels would be reduced by approximately 800mm. This would warrant a minimal retaining structure and, in my opinion such detail to accompany this planning application is not necessary.
- 8.6.7 With regard to the risk of flooding to adjacent properties, due to perceived damage/disruption to existing piped (former) ditches, I note no documentary evidence was submitted to substantiate, or identify where existing piped ditches are within, or near, the site. In any case, as I have previously noted, damage to third party property as a result of development would be a civil matter between the parties.
- 8.6.8 The third-party representation raised concern about hazardous materials from demolition and that a construction and demolition waste management plan should be sought. I note there is limited demolition proposed, specifically only the small outhouse. **DMSO241** of the FDP sets out the size/volume parameters when a demolition management plan is required. I do not consider the amount of demolition waste generated would trigger the need for a waste management plan and I therefore conclude such a plan is not necessary.

8.7 Conclusion

- 8.7.1 The FDP recognises and accepts extensions are necessary adaptations for changing family circumstances and to modernise dwellings. However, the FDP requires consideration of extensions in terms of their sensitivity in design to both the host dwelling and the surrounding locality, particularly so when located in a highly sensitive area. I consider this proposed development has failed to sufficiently demonstrate such a sensitive approach. Other cited development examples in the general locality have been considered to comply with the FDP, having regard to the characteristics of their site context and design. It is my opinion that the proposed development does not sit comfortably with those other schemes, and I consider they have not set a precedence that would warrant the granting of permission for this proposed development.
- 8.7.2 I consider all the other aspects of the proposed development comply with the FDP.

9.0 AA Screening

- 9.1. I have considered the proposed extension to a dwelling, wastewater treatment system and all associated site works in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2. The subject site is located approximately 4.6 kilometres northwest of the Rogerstown Estuary Special Area of Conservation (SAC) and Special Protection Area (SPA).
- 9.3. The proposed development comprises of an extension to a dwelling with a wastewater treatment system and landscaping proposals.
- 9.4. No nature conservation concerns were raised in the planning appeal, and the Fingal County Council Water Services Department have no objection to the methods of foul and surface water disposal.
- 9.5 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 European Site. The reason for this conclusion is as follows:
- The small-scale nature of the proposed works.

- The previous consideration and subsequent approval for this scheme in relation to the nearest European sites and lack of connections.
- The Appropriate Assessment contained within the authority's planning report.

9.6. I conclude that 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.

9.7. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The subject site is located at Collinstown, Skerries, approximately 4.6 kilometres northwest of the Rogerstown Estuary.

10.2. The proposed development comprises construction of an extension to a dwelling, wastewater treatment system and all associated site works.

10.3. No water deterioration concerns were raised in the planning appeal.

10.4. I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.5. The reason for this conclusion is as follows [insert as relevant]:

- The nature of works being small in scale.
- The lack of hydrological connections.

Conclusion

10.6. 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.

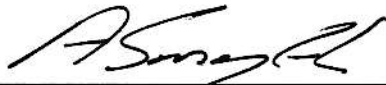
11.0 Recommendation

11.1. I recommend that planning permission be refused.

12.0 Reasons and Considerations

12.1. It is considered that, by reason of its scale and design, the proposed development would be out of character with the existing residential property, would be visually obtrusive and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would seriously injure the visual amenities of this highly sensitive landscape, as indicated in the Fingal County Development Plan 2023-2029, and would therefore 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.



Adam Smyth
Planning Inspector

21 November 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP-323675-25
Proposed Development Summary	Construction of a single and two storey extension to rear, wastewater treatment system and all associated site works.
Development Address	The Green Bungalow, Collinstown, Skerries Co Dublin
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 <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.	State the Class here
<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 <u>Part 2, Schedule 5, Planning and Development Regulations 2001</u> (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input checked="" 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	State the Class and state the relevant threshold
<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)	State the Class and state the relevant threshold
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"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: *A Smyth* Date: *21 November 25*