



An
Coimisiún
Pleanála

Inspector's Report PL-500034-DF

Development	Construction of creche with all associated site works
Location	Skerries Point Shopping Centre, Barnageeragh Road, Skerries, Co. Dublin
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F24A/1173E
Applicant(s)	Darkbridge Ltd
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Darkbridge Ltd
Observer(s)	None
Date of Site Inspection	14 th January 2026.
Inspector	Emma Gosnell

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Appendix 1 – Form 1: EIA Pre-Screening and Form 2: EIA Preliminary Examination

Appendix 2 – Screening for Water Framework Directive Assessment Determination

1.0 Site Location and Description

- 1.1. The appeal site is located next to Skerries Point Shopping Centre off the Barnageeragh Road, in Skerries, Co. Dublin.
- 1.2. The site is bound to the north by the Barnageeragh Road (a distributor road which extends from the R127 west of the town (Coast Road) to the R127 south of the town (Dublin Road) and is subject to a 50km/hr speed limit) and by the Kelly's Bay residential estate; to the south by the embankment of the Dublin-Belfast railway line; to the west by a Montessori and the (shuttered) access to a basement car park located on the east side of Skerries Point Shopping Centre; and, to the east by a grassed roadside verge. A footpath and cycle track run opposite the appeal site along the north side of Barnageeragh Road. There are no dwellings fronting the Barnageeragh Road at this location with access being limited to the junctions of residential roads and the shopping centre.
- 1.3. The triangular appeal site is c. 0.130ha in area and forms part of a larger undeveloped piece of amenity grassland located to the south-east of the shopping centre between the Barnageeragh Road and the railway line embankment. The site's southern boundary comprises of existing mature trees, hedgerows and fencing. It is enclosed by a low wall and grass verge to the north and east, and by a public footpath, turning head and small bring centre to the west.

2.0 Proposed Development

- 2.1. The proposed development comprises of the construction of new 2-storey detached creche facility (c. 528sq.m) with associated enclosed external play areas (c.140sq. m); staff and bicycle parking including designated basement staff parking within Skerries Point Development; single direction internal site road layout with drop off spaces including new site access/egress points and reconfiguration of Barnageeragh Road markings to facilitate right turn into the site; mods to existing brick boundary wall; building signage; hard and soft landscaping; street lighting, bin storage and all ancillary site service works.
- 2.2. Additional Information received 24/07/2025 comprised of a complete redesign of the proposal which affected the redline area; the size, footprint and internal layout of the

proposed childcare building; the scale and siting of the external playspace, parking, drop-off and collection areas; site and building access arrangements; and, the positioning of the proposal relative to Barnageerah Road.

3.0 Planning Authority Decision

3.1. Decision

Permission granted on 16/09/2025 subject to 17 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

3 no. planning reports formed the basis of the planning authority's (PA) assessment:

Planner's Report (20/02/2025) – Initial Application Stage

Key points of note raised in the report are as follows:

- *Principle of development* – childcare facility permitted in principle on LC zoning. Operational plan (child capacity/ staff no's/ hours) required. **FI recommended.**
- *Layout* – unclear if proposal caters to a range of age groups; scale of outdoor play space appears undersized and its location adjoining main road is poor quality/ inappropriate; no footpath proposed along Barnageerah Road; disconnection and width of pedestrian access pathway/ main building entrance from set down/ car park is substandard. **FI recommended.**
- *Pedestrian Connectivity* – poor between proposal and north (opposite) side of Barnageerah Road/ traffic calming works needed at access. Revised layout and access details needed for entrance and exit. **FI recommended.**
- *Cycle Infrastructure* – 4m setback required from edge of carriageway on Barnageerah Road to provide for future pedestrian footpath and cycle track as it's a greenway/secondary cycle route in GDA Cycle Network Plan. **FI recommended.**
- *Parking* – quantum and location of cycle and car parking is generally acceptable. However, excessive proportion of site dedicated to set down/ drop-off/ collection.
- *Water Services/ Drainage* – no flood risk and drainage proposals acceptable to PA.

- *Landscaping* – no details on protection of trees & hedgerows along rail line. Appropriate fencing and screening required to outdoor play area (to be relocated). **FI recommended.**
- *Screening for AA* – site located to west of Skerries Islands SPA and north-west of Rogerstown Estuary SAC but not connected to/ no pathway to any Natura 2000 site with no potential, alone or in-combination, to give rise to significant effects.
- *Screening for EIA* – project does not meet requirements for sub-threshold EIA.

A request for Further Information (FI) issued on 16/09/2025 in relation to 9 no. items.

The applicant's response to the FI request was received on 24/07/2025 and consisted of a cover letter, revised plans and technical reports.

The response was determined to be significant on the 13th August 2025 and required readvertising. The applicant responded to Significant FI request on 20th August 2025.

Planner's Report (16/09/2025) – (Significant) Further Information Stage

Key points of note raised in the report are as follows:

- *Item 1 (Layout)* – full redesign of proposal noted, and PA satisfied with resizing (from 84 sq.m to 265sq.m) and repositioning (to east side from north) of external play space, repositioning/ restructuring of car parking/ drop off arrangements and creation of dual means of pedestrian access (from roadside and car park).
- *Item 2 (childcare capacity)* – proposed capacity of 93 no. children is acceptable.
- *Item 3 (staff no's)* – proposed 20 no. full time/ 1 no. part time is acceptable.
- *Item 4 (hours)* – proposed hours of 7.30am-6pm Monday-Friday are acceptable.
- *Item 5 (setback from road)* – 4m setback provided (incl. footpath) acceptable.
- *Items 6 & 7 (pedestrian connectivity/ access design)* – signalised pedestrian crossing from north and proposed traffic calming/ raised access with continuous footpath for pedestrian priority at access is acceptable.
- *Items 8 & 9 (staff lockers & cargo bikes)* – provided to satisfaction of PA.
- *Other* – all proposed works are within applicant's red line/ have 3rd party consent.

3.2.2. Other Technical Reports

Initial Application Stage

Parks and Green Infrastructure (19/02/2025) – no objection subject to conditions requiring provision of a detailed landscape plan; provision of tree protection measures during site works; and, no hedgerow works undertaken during nesting season.

Water Services (05/02/2025) – no objection subject to standard surface water drainage conditions.

Transportation (06/02/2025) – seek FI in respect to 4m setback from Barnageerah Road for future cycle/ pedestrian infrastructure; works to existing and proposed roads and footpaths to provide for improved pedestrian connectivity; revised layout and access details for both the entrance and exit; minimum 6 no. staff lockers; and, 5% of cycle parking to be for cargo bikes.

(Significant) Further Information Stage

Transportation (14/08/2025) – no objection subject to conditions incl. agreement of revised layout with PA (re: setback, parking, signage, pedestrian infrastructure, and taking in charge arrangements); the undertaking of a Road Safety Audit; submission of a Mobility Management Plan/ Travel Plan; DMURS compliant visibility splays; undergrounding of services; and, all works at developer's expense.

3.3. Prescribed Bodies

Initial Application Stage

Uisce Eireann (12/01/2025) – no objection in principle. Seeks the attachment of standard UE condition and a condition to require applicant to submit a Pre-Connection Enquiry to Uisce Eireann (UE) for new water and wastewater connections to ascertain the feasibility of connecting to the UE network prior to commencement of development; to sign a connection agreement with UE; proposals to divert or build over existing water or wastewater service to be agreed with UE; min. separation distances from UE assets.

Iarnród Eireann (IE)(16/01/2025) – raises the following railway operation safety points:

- Proposed works not to overhang or pose a danger or hazard to railway operations or undermine integrity of embankment supporting the public road/ bridge to south.
- Site/ road proximity to railway line necessitates 2.4m solid block southern site boundary and vehicle containment measures to be agreed with IE.

- Security of railway boundary must be maintained at all times during construction.
- Railway line is to remain inaccessible during construction phase and into future.
- If crane required to swing over the railway property or trees lining rail embankment to be cut down - agreement with IE required prior to same.
- Construction/ operational site lighting not to cause glare/ impair train driver vision.

(Significant) Further Information Stage

Iarnród Eireann (18/08/2025) – FI site layout plan shows building setback 2.11m from site southern boundary. No building shall be constructed within 4 metres of this boundary on the applicant’s side to ensure that applicant can maintain their building without requiring access to IE property.

3.4. Third Party Observations

Initial Application Stage

1 no. third party observation received at initial application stage (from appellant) raised the following issues:

- Proposal contravenes LC zoning.
- Constrained nature of site not appropriate for a creche.
- Overdevelopment.
- Access and traffic concerns.
- Inadequate details on hours of operation.

Further Information Stage

1 no. third party observation received at FI stage (from appellant) raised the following issues:

- Proposal contravenes LC zoning.
- Inappropriate site location/ site constraints.
- Overdevelopment.
- Access and traffic concerns.
- FI proposals do not address PA concerns.
- Extent of FI change requires readvertising.

Significant Further Information Stage

1 no. third party observation received at SFI stage (from appellant) raised the following issues:

- Proposal contravenes LC zoning.
- Inappropriate site location/ site constraints.
- Overdevelopment.
- Revised external playspace arrangements are inadequate.

- Access and traffic concerns.
- SFI proposals do not address PA concerns.
- Extent of FI change requires readvertising.

4.0 Planning History

4.1. Appeal Site Specifically

P.A. Ref. F18A/0340 (ABP-304077-19) – application for 527m² double height single storey café/restaurant with a drive through collection and service point and all related site works, granted permission on appeal on 04/09/2019 subject to 13 no. conditions.

4.2. Appeal Site as Part of Wider Shopping Centre Development

The wider shopping centre site has an extensive planning history which is detailed in the PA's reports. The most recent/ relevant applications are outlined below.

P.A. Ref. F25A/1082E – application for change of use and alteration to part of ground floor Unit 1 and 1A as office/business centre [unit to immediate west of appeal site]; 2) installation of staircase linking ground and first floor of unit 1A; 3) change of use of part of first floor from vacant creche space granted under F08A/1034 to office/business centre and link with first floor of Unit 1A; 4) minor internal modification and fitout of unit 1A as Local Area Business Centre including new glazed windows to previously blocked up openings to rear of ground floor; 5) external signage above entrance doors and to faces of existing projecting wall element; along with associated site works submitted 21/11/2025. PA decision due end of January 2026.

P.A. Ref. F25A/1101E – application for installation of 7.5m tall free standing 3 sided non illuminated Totem Sign at entrance to shopping centre carpark [to north-west of appeal site]; with associated site works submitted on 28/11/2025. PA decision due start of February 2026.

P.A. Ref. F23A/0803 – application for (a) change of use of 1no. ground floor unit from previously permitted multifunctional community hub to restaurant; (b) Change of use of 1no. first floor unit from previously permitted reception and office area to use as medical consultancy rooms and offices, (c) Associated alterations to floor plans, elevations & site layout and all ancillary works, granted on 20/04/2024 subject to 11 no. conditions.

P.A. Ref. F19A/0415 – application for change of use at ground floor level from previously permitted Public House to now provide for a multifunctional community hub including a coffee deck area and a recreational/community auditorium; Change of use of first floor level from commercial area to now provide for 1 no. display showroom area, 1 no. collaboration space area and 1 no. office area; Change of use of the permitted restaurant area at first floor level to now provide for 1 no. reception area ancillary to offices and 1 no. recreational area; Change of use of basement level from use associated with Public House to now provide for ancillary use to Skerries Point Shopping Centre together with the change of use from kegstore and kitchen to provide additional storage area; Elevational signage and site development works, granted permission on 03/12/2019 subject to 12 no. conditions.

P.A. Refs. F09A/0057 & F09A/0057/E1 – application for alterations to previously approved 2-storey commercial and community facilities (P.A. Refs. F03A/0586, F05A/0365, F06A/1703, F08A/0038, F08A/0093, F08A/0498, F08A/0555 F08A/0629, F08A/1033, F08A/1034, F08A/1123), consisting of a 2-storey restaurant building (818 sq.m) on triangular portion of site to the south east of approved neighbourhood centre, granted permission on 01/12/2009 subject to 14 no. conditions. Permission extended to 30/11/2019.

P.A. Ref. F08A/0093 – application for alterations previously approved planning permission for a two storey commercial and community facilities (Planning reference F03A/0586 F05A/0365 and F06A/1703) consisting of A) a new two storey restaurant building (1553 sq.m.) on triangular portion of site to the southeast of the approved neighbourhood centre including all associated site works and B) modifications to the previously approved neighbourhood centre building, split decision issued on 24/04/2008 with modifications to neighbourhood centre building granted subject to 4 no. conditions and 2-storey restaurant refused for 2 no. reasons relating to overdevelopment of constrained triangular site and under provision of car parking.

P.A. Ref. F03A/0586 (master permission incl. appeal site) – application for development of 2-storey commercial and community facilities of approximately 4334 square metres in total, comprising 1185 sq.m. total in 6 no. shops, 482 sq.m. restaurant, 544 sq.m. creche, 279 sq. m. medical facilities, 284 sq.m. offices, total 788 sq.m. bar and function room, petrol filling station total 252 sq.m. motor accessories shop and tyre bay (all areas are approximate), together with related car parking,

landscaping and associated external and civil works including new vehicular entrance from and exit to the distributor road, all at lands bounded by the rail lane, Kelly's Bay Lane and by the distributor road to the south and west of Kelly's Bay Rise, granted on 08/12/2003 subject to 15 no. conditions.

4.3. **Relevant Neighbouring Site - Barnageeragh Cove, Skerries (270m to north-west)**

P.A. Ref. F24A/1065E – application by ACEDJ Properties Limited for (i) A single-storey creche of 448.50 sq.m. which will incorporate 5 childcare rooms with toilet ancillary facilities incl. external play area, 13 no. car parking spaces, 3 no. drop-off spaces, 30 no. bicycle spaces; (ii) Provision of vehicular access from previously approved link road (Barnageeragh Road) between Kelly's Bay and Balbriggan Road (R127) and pedestrian access from Barnageeragh Road; and (iii) All ancillary works, granted permission on 20/05/2025 subject to 16 no. conditions (compliance ongoing).

5.0 **Policy Context**

5.1. **National Policy**

Project Ireland 2040 – National Planning Framework (First Revision, 2025) – Strategic Investment Priority No. 10 – Education, Health and Childcare, NSO 10 – Access to Quality Childcare and Section 6.5 (Re: Early Learning and Childcare), NPO 41 – investment in ECCE/ childcare.

Climate Action Plan (2024 & 2025) and Ireland's 4th National Biodiversity Action Plan (NBAP) 2023-2030 – Outcome 2A protection of existing designated areas and protected species.

Circular Letter PL3/2016: Childcare Facilities operating under the Early Childhood Care and Education Scheme – instructs PA's to exclude matters relating to childcare facility standards outlined in Appendix 1 of the Childcare Facilities Planning Guidelines 2001 – including the minimum floor area requirements per child - from their consideration of planning applications relating to childcare facilities and to solely focus on planning related considerations that fall within the remit of the P&D Act (2000).

Childcare Facilities: Guidelines for Planning Authorities (2001).

5.2. **Regional Policy**

Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031 – RPO 9.20: Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure and Health and Childcare and Section 9.5 (Childcare Access).

5.3. **Development Plan**

The Fingal Development Plan (FDP) 2023 – 2029 applies.

Zoning

Site (and shopping centre) is zoned ‘LC – Local Centre’ with an objective to protect, provide for and/or improve local centre facilities and is also located within a ‘Highly Sensitive Landscape’. Lands to immediate south are unzoned, lands to east being zoned ‘HA – High Amenity’, with lands to north/ north-east being predominantly zoned ‘RS – Residential’.

Childcare Facilities

Sections 4.5.1.7 (Childcare and Early Learning), 14.12.2 (Childcare Facilities) and 14.14.1 (Community Facilities).

Objective DMSO77 – Community Facilities, Policy CIOSP10 – Childcare Facilities.

Objectives CIOSO27 – Optimum Childcare Locations.

Objective CIOSO28 - Childcare Facilities and New Development.

Objective CIOSO29 – Community-Based Childcare.

Objective DMSO79 – Applications for Childcare Facilities.

Parking/ Servicing

Section 14.17.7 (Car Parking), Table 14.19 (Car Parking Standards).

Section 14.17.2 (Bicycle Parking), Table 14.17: Bicycle Parking Standards.

Sections 14.17.8 (Accessible Car Parking) and 14.17.10 (Electric Vehicle Parking).

5.4. **Other**

Universal Design Guidelines for Early Learning and Care Settings (2019).

Child Care Act (Early Years Services) Regulations, as amended (2016).

6.0 **Natural Heritage Designations**

The appeal site is not located within or adjoining any designated European site.

The nearest European Sites to the appeal site are as follows:

- c. 550m from North-West Irish Sea SPA (Site Code 004236).
- c. 2.5km from Skerries Islands SPA (Site Code 004122).
- c. 5km from Rockabill SPA (Site Code 004014).
- c. 5.5km from Rockabill to Dalkey Island SAC (Site Code 003000).
- c. 7.5km from Rogerstown Estuary SPA (Site Code 004015).
- c. 7.5km from Rogerstown Estuary SAC (Site Code 000208).

The nearest Natural Heritage Areas in close proximity to the appeal site are as follows:

- c. 2.5km from Skerries Islands NHA (Site Code 001218).
- c. 3.5km to Loughshinny Coast pNHA (Site Code 002000).

7.0 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.

8.0 Water Framework Directive Screening

- 8.1.1. There are no watercourses within the appeal site. An underground tributary of the Mill Stream Skerries is located on the northern side of the Barnageerah Road c. 10-15m from the appeal site and is separated from same by the road and the intervening built form.
- 8.1.2. I have assessed the proposed 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 and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.
- 8.1.3. 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. The reason for this conclusion is as follows:

- The nature and scale of the works.
- The location of the site in a serviced suburban location, the distance from the nearest water bodies, the lack of direct hydrological connections and the current status of the groundwater body.

8.1.4. I conclude 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 (refer to form in Appendix 2 for details).

9.0 The Appeal

9.1. Grounds of Appeal

A third party appeal submission was received from John Doyle (08/10/2025), who appears to be a neighbouring developer/ property owner, against the PA's decision to grant permission. The grounds of appeal (GOA) are as follows:

- *Principle of Development* – appellant does not object to same but considers site location to be unsuitable.
- *Zoning* – would contravene site's LC land use zoning & character/amenity of area.
- *Overdevelopment* – density, quantum, height and massing of development proposed is excessive for such a constrained/confined, infill, small scale site.
- *Layout* – proposed access and traffic arrangements are inappropriate and do not provide for pedestrian safety.
- *Parking* – provision is inadequate and would result in safety hazard.
- *Creche Playspace* – quantitatively and qualitatively inadequate. Siting and configuration of same would not allow for proper child supervision.
- *Procedural issues* – appellant's FI and SFI submissions not fully addressed.

The GOA, which are accompanied by PA submission receipt and decision notification, ultimately seek that the PA's decision to grant be overturned.

9.2. Applicant Response

The applicant, in their response to appeal received 04/11/2024, states the following:

- *Principle of Development* – proposal makes efficient use of gap site. Creche use is fully in line with LC zoning & existing neighbouring Montessori facility and is preferable to permitted drive-thru. Design respects character of shopping centre.
- *Overdevelopment* – scale of proposal in line with previously permitted development on site and FI design/ layout/ height/ floorspace quantum were acceptable to PA.
- *Layout* – FI stage revisions to parking, access and drop-off/ set-down arrangements were agreed with and acceptable to PA Transportation Dept. and comply with FDP standards. New 'greenbelt' on Barnageerah road is planning gain.
- *Parking* – car parking provision is adequate/ complies with FDP standards. Landownership means applicant can provide additional/ ancillary creche drop-off/ parking in shopping centre as allowed for under Childcare Guidelines (2001). EV parking provision is addressed by condition. Disabled parking is provided for.
- *Creche Playspace* – scale, siting, enclosure and security are appropriate.
- *Procedural* – appeal is commercially motivated. Concerns raised about siting of appellant's permitted creche proposal at Barnageeragh Cove. No objections from local residents. Appellant's previous submissions were adequately addressed by PA.
- *Other* – existence of significant unmet demand for childcare facilities in area.

The response is accompanied by a copy of the PA decision notification.

9.3. Planning Authority Response

The PA, in their response received 22/10/2025 seeks that their decision is to grant permission be upheld and, in that instance, that where relevant, conditions relating to the payment of a Section 48 financial contribution/ special development contribution be applied.

9.4. **Observations**

None on file.

9.5. **Further Responses**

None on file.

10.0 **Assessment**

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, 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 are as follows:

- Principle of Development
- Design and Layout
- Parking and Access
- Other

10.1. **Principle of Development**

- 10.1.1. Government policy is to encourage consolidation and compact growth in order to make efficient use of zoned and serviced land, and I am of the opinion that, in principle, the proposal for the infill development of this underutilised urban site, which is both zoned (local centre) and serviced (by utilities, drainage infrastructure and public transport), is in compliance with same.
- 10.1.2. The GOA state that, whilst there is no objection in principle to the development of the site, a creche facility at this location is inappropriate, with the proposal giving rise to disamenity and to a contravention of the site's 'LC – Local Centre' zoning which has the objective to 'Protect, provide for and/or improve local centre facilities' and a vision to ensure such centres contain a range of community facilities including childcare.
- 10.1.3. Under Section 13.5 of the FDP, childcare facilities are permitted in principle on LC zoned lands, and I draw the Commission's attention to the existence of another childcare facility (an existing Montessori) to the immediate west of the site within the

shopping centre, which is also covered by the local centre zoning, and to Objective CIO5027 which encourages the provision and co-location of childcare facilities in appropriate locations, including local centres close to public transport nodes.

10.1.4. In light of the foregoing, I consider the proposal for a creche on the LC zoned site to be acceptable in principle and in-keeping with the character of the local area, subject to the detailed considerations below.

10.2. Design and Layout

Overdevelopment

10.2.1. The appellant considers that the scale and quantum of development proposed for the c. 0.130ha site is excessive and not appropriate to the character of the area. This is contested by the applicant who notes the shortfall in local childcare facilities to meet existing and future demand.

10.2.2. I note the revised footprint and reduction in the building/ site coverage and the bulk/ massing and size (from c. 529sq.m to c. 518sq.m) of the building at FI stage and the PA's view that this revised proposal was acceptable.

10.2.3. Having considered the nature and scale of development previously permitted on this site by ABP under ABP-304077-19 (527m² double height single-storey café/restaurant with drive-through lane along south boundary), I note that, in terms of scale and site coverage, the permitted site layout & built form (which includes a large area of external amenity space in addition to circulation space along the south boundary) is generally in-keeping with same.

10.2.4. In light of the foregoing, I do not agree with the appellant's view that the proposal would constitute the overdevelopment of the site.

External Playspace

10.2.5. The GOA outline various concerns with the size, design and siting of the facility's external playspace which are disputed by the applicant who considers that the scale and location of, and enclosure and security arrangements to, the playspace are all appropriate.

10.2.6. Having considered the application and FI site layout plans on file, I note that the siting of the size of the external, enclosed playspace changed from the site's north-western apex (to front/ north of building and enclosed by brick boundary wall) adjoining

Barnageerah Road and the access road to the south-east side of the building and eastern portion of the site, with its size increasing from c. 84sq.m (as shown on plan) to c. 265sq.m. In its revised location between the boundary to the railway embankment (to south) and grass verge lands (to east) and to east and south-east of the proposed building, the playspace would be enclosed by the existing southern site boundary and by newly provided boundary fencing and landscaped buffers to the scheme's bike parking area and to the future public footpath and cycle track on the south side of Barnageerah Road. This arrangement lends itself to both active and passive supervision from ground and first floor circulation spaces and from the first floor care room, for this reason, I can find no basis for the appellant's concerns in respect to adequate child supervision.

10.2.7. In considering the PA's FI Report, I note that the resizing and repositioning the external playspace addressed their earlier quantitative and qualitative concerns in respect to same and I also note that the PA's Transportation and Parks and Green Infrastructure Divisions raised no issues in respect to the design or siting of the play space.

10.2.8. In light of the foregoing considerations, I am satisfied as to the general siting, layout and quantum of external playspace provided for and I consider that the detail of the landscaping and boundary treatments to the external play space are minor matters that are capable of being agreed by condition there the Commission are minded to grant permission.

10.3. **Parking and Access**

Access

10.3.1. The GOA outline a number of concerns with the proposed access and traffic arrangements. However, I note that the PA were satisfied with the applicant's revised FI layout in this regard, which proposed the omission of a circulatory arrangement with dual access in favour of a one-way/ cul-de-sac type arrangement and no change to the access/ egress point from the existing shopping centre access road to the west of the site. The revised layout also proposed the provision of a new signalised pedestrian crossing to the north-west linking the north and south side of Barnageerah Road and, improved junction radii and an enhanced raised crossover at the entrance to parking area to ensure pedestrian priority. Having visited the site and observed the current car dominated public realm arrangements, I am satisfied that the proposed vehicular

access and pedestrian permeability/ connectivity arrangements subject to appeal before the Commission are adequate, will improve road safety at this location and will not give rise to negative traffic impacts or to pedestrian hazard.

Parking

- 10.3.2. FDP Objective DMSO79 requires applications for childcare facilities to have regard to matters including convenience to public transport nodes, safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff, and local traffic conditions.
- 10.3.3. The appellant considers that the quantum of car parking proposed (6 no. spaces – 3 no. staff and 3 no. parent & child) is inadequate on account of the 93 no. childcare places and 21 no. staff members proposed. They are also of the view that the proposed creche would generate more vehicular journeys than a typical commercial development and lead to traffic congestion and pedestrian hazard on adjoining roads.
- 10.3.4. The site is proximate to a number of large housing estates (to the north) and I note that the vision for the development of 'LC' zoned lands is to minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. Section 3.3 of the 2001 Childcare Guidelines, which deals with the siting of facilities, provides that neighbourhood centres (akin to local centres) in residential areas are considered to be suitable sites on basis of their proximity to public transport nodes and ability to avail of ancillary parking associated with neighbourhood shops (I note that entire neighbouring shopping centre is also in applicant's ownership) for the purposes of drop-off and collection.
- 10.3.5. The site is located in car parking Zone 1 (proximate to high quality public transport (Skerries rail line)) and therefore is required to provide a maximum of 0.5 car parking spaces per creche classroom. In respect to the staff parking, the proposal to provide for 3 no. spaces is fully in compliance with Table 14.19 (Car Parking Standards) on the basis that 6 no. classrooms/ care rooms are proposed and Table 14.17 (Bicycle Parking Standards) on basis of provision of 6 no. long stay spaces (1 per classroom) and 30 no. short stay spaces (5 per classroom). In respect to the 3 no. parent & child parking spaces dedicated to drop off/ collections/ set down activities I note that, whilst the FDP provides no quantitative guidance in respect to same, the PA's Transportation Dept. were satisfied with the arrangements proposed at FI stage and sought that

conditions be attached to ensure that all parking spaces shall be reverse only spaces and be signed and lined as appropriate, with 1 no. parent and child parking space, 1 no. accessible parking and 1 no. EV charging space to be specifically provided. I note that this would ensure that the proposal complies with, and does not materially contravene, Sections 14.17.8 and 14.17.10 of the FDP which require a minimum of 5% of car parking spaces to be set aside for disabled car parking and minimum of 10% of all parking spaces provide EV charging points. Whilst the GOA raised an issue in respect to the lack of disabled and electrical vehicle parking on site, as per the above, I consider that these matters are minor design/ layout matters capable of being addressed by condition where the Commission are minded to grant permission.

10.4. **Other**

Procedural Issues

- 10.4.1. The applicant considers the appeal to be commercially motivated on the basis of the appellant's connection to a creche facility that has recently been granted permission nearby at Barnageerah Cove (in relation to which they outline concerns) and they note that no other observations were received by the PA in respect to their proposal. I consider that the GOA raise genuine planning and environmental issues and, for this reason, I am satisfied as to its validity on this basis.
- 10.4.2. The appellant contends that their observations made during planning application stage were not fully addressed by the PA. This view is disputed by the applicant. I am satisfied that I have had regard to all submissions on file in my assessment of the proposal subject of this appeal.

Water Servicing

- 10.4.3. Whilst the PA's Drainage Department and Uisce Eireann (UE) raised no objections in principle to the proposal, I note that UE sought the attachment of a condition to require applicant to submit a Pre-Connection Enquiry to Uisce Eireann (UE) for new water and wastewater connections to ascertain the feasibility of connecting to the UE network prior to commencement of development. Having consulted the UE water supply and waste water capacity registers, I am satisfied that there is potential capacity available in respect to potable water and spare capacity in the foul waste network and that, therefore, this a matter capable of being addressed by condition where the Commission are minded to grant permission for the proposal.

Landscaping

10.4.4. I note the existence of mature trees and hedgerows along the site's southern boundary and the recommendation that landscaping details be agreed with the PA prior to commencement of development, as per the recommendation of the PA's Parks and Green Infrastructure Division. I consider that that conditions to ensure same should be attached where the Commission are minded to grant permission.

Construction Management

10.4.5. Having regard to the location of the appeal site adjoining the only point of access to the shopping centre and near an existing Montessori, in the interests of public safety, I recommend to the Commission that a condition be attached to require the applicant to agree a Construction Management Plan with the PA.

Iarnród Eireann

10.4.6. I acknowledge the operational railway safety points raised by Iarnród Eireann in their submission of 16/01/2025 and consider that these can be addressed by condition where the Commission are minded to grant permission.

10.4.7. I note the submission made by Iarnród Eireann at SFI stage which states that no building should be constructed within 4m of the southern boundary to the rail line in order to that the applicant can maintain their building without requiring access to IE property. This submission does not appear to have been taken account of by the PA in their report of 16/09/2025.

10.4.8. Having reviewed the proposed site layout plan, I note that the south-east part of the proposed creche building comes within c. 2.1m of the southern site boundary. Having considered the nature and extent of the works proposed within the application red line, I am satisfied that the proposal, if permitted, is capable of being undertaken. Notwithstanding, if the Commission were to take a different view on this matter, I note that it is open to them under Section 131 of the Planning and Development Act (2000) as amended to seek further information on the matter.

10.4.9. It is my view that the future maintenance of the building (which is matter for the applicant) is not a planning consideration and I consider any matters relating to the applicant accessing third party lands (not within their control) is a civil matter which falls outside the scope of the appeal before the Commission.

11.0 AA Screening

- 11.1.1. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 11.1.2. The appeal site is located c. 550m from North-West Irish Sea SPA (Site Code 004236), c. 2.5km from Skerries Islands SPA (Site Code 004122). c. 5km from Rockabill SPA (Site Code 004014), c. 5.5km from Rockabill to Dalkey Island SAC (Site Code 003000), c. 7.5km from Rogerstown Estuary SPA (Site Code 004015) and c. 7.5km from Rogerstown Estuary SAC (Site Code 000208). There are no watercourses on or immediately adjoining the site, with the closest watercourse being the culverted Mill Stream Skerries which is located on the northern side of the Barnageerah Road c. 10-15m from the appeal site (and separated from the appeal site by the distributor road and intervening housing). The Mill Stream outfalls to Skerries Bay c. 2m to the south-east of the appeal site at South Beach which is proximate to the North-West Irish Sea SPA (Site Code 004236).
- 11.2. I am satisfied that, due the significant separation distance and hydrological buffer, these Natura 2000 sites would not be within the zone of influence of a development of this nature and scale.
- 11.1. 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:
- The nature and small scale of the development,
 - The distance of the development from European Sites, the nature of intervening habitats, and the absence of significant ecological pathways to any European Site.
- 11.2. I conclude, on the basis of objective information, that the proposed development would not have likely significant effects 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.

12.0 Recommendation

I recommend a GRANT of permission subject to the following conditions.

13.0 Reasons and Considerations

Having regard to the location of the site on lands zoned 'LC – Local Centre' with an objective 'to protect, provide for and/or improve local centre facilities' and to the planning policies, objectives and development standards of the Fingal Development Plan 2023-2029 (and specifically to development plan Objectives CIOSO27 and DMSO79, to the Childcare Facilities: Guidelines for Planning Authorities (2001), to the planning history of the site and to the nature, scale and design of the proposed development relative to adjoining properties, and to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, and would therefore, be in accordance with the proper planning and sustainable development of the area.

14.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information received by the planning authority on the 24 th July 2025 and significant further information received by the planning authority on the 20 th August 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 proposed childcare facility shall not operate outside the period of 0730 to 1800 hours Monday to Friday inclusive except public holidays, and shall not operate on Saturdays, Sundays or public holidays. Reason: In the interest of residential amenity.
3.	The number of children to be accommodated within the premises shall not exceed 93 at any time on any day.

	<p>Reason: To limit the scale of development in the interest of local amenity.</p>
4.	<p>The following details shall be agreed in writing and a revised layout provided for the approval of the Planning Authority prior to commencement of the development:</p> <ul style="list-style-type: none"> a. Location of the staff cycle parking shall be provided in a separate secure and covered structure and the short term cycle-parking to the rear of the development shall be covered and secure. b. Cargo bike parking location and design (minimum of two spaces). c. Design and construction details signage and line marking for the Toucan Crossing. d. A drawing detailing the 4.0m reservation area required for the future pedestrian and cycle network along Barnageeragh Road. e. A revised layout detailing 3 staff car parking spaces of which one space shall be an EV charging space. f. Details for 1 parent and child space and 1 accessible parking space shall be provided. g. All the parking spaces shall be reverse only spaces and signed and lined as appropriate and shown on drawings. h. A taking in charge drawing showing the areas along Barnageeragh Road to be taking in charge of the Council. <p>Reason: In the interests of traffic and pedestrian safety.</p>
5.	<p>The following requirements of the Planning Authority shall be adhered to:</p> <ul style="list-style-type: none"> a. The design and construction of the Toucan Crossing shall be in accordance with the Councils taking in charge policy and specifications. b. The Toucan crossing and pedestrian infrastructure shall be in place and operational prior to the development becoming operational or otherwise agreed with the Planning Authority. c. All works required to the public road and footpaths to be taken in charge shall be taken in charge at a minimum from the back of footpath/cycle path on one side of the road to the back of footpath/cycle path on the other side of the road, as per the Councils 'taking in charge policy and specifications unless otherwise agreed in writing with the Council through the Councils formal taking-in-charge process. d. Road Safety Audits shall be conducted as part of the proposed development at all of the relevant stages as outlined in current edition of Transportation Infrastructure Ireland guidelines GE-STY-01027 May 2025. Any required amendments to the proposal resulting from the road safety audits shall be submitted to and agreed in writing with the council prior to construction. e. No objects, structures, landscaping or planting shall be placed or installed within the visibility splays (as defined by DMURS (Current Edition) and as per the submitted AI Site Plan) exceeding a height of 900mm; which would interfere or obstruct (or could obstruct over time) the required visibility splays.

	<p>f. Any works to the public footpath, verge and road carriageway to facilitate the development and any repairs to the public footpath, verge and road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the Councils' standards for taking-in-charge and to the satisfaction of the Council.</p> <p>g. A Mobility Management Plan/Travel Plan shall be submitted for approval in writing with the Planning Authority prior to commencement of development. The Mobility Management Plan shall be fully adhered to. The Mobility Management Plan shall be reviewed yearly, and recommendations from the review should be implemented. A Mobility Management Coordinator shall be appointed to ensure that the proposed measures identified in the Mobility Management Plan are successfully implemented, monitored and adjusted as necessary to achieve an effective plan.</p> <p>h. All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location at the Developer's own expense and according to the requirements of the relevant utility service provider/service owner/statutory undertaker.</p> <p>i. Where works are required on the property of a third party to meet the requirements for visibility/access the applicant shall submit written evidence that it has the necessary legal consent/ rights of way etc. to undertake all such works. The Letters of consent shall be provided prior to commencement of the development.</p> <p>j. All stormwaters shall be disposed of to soak pits or drains within the site and shall not discharge onto the public road.</p> <p>k. All the above works shall be carried out at the Developer's expense.</p> <p>Reason: In the interests of traffic and pedestrian safety</p>
6.	<p>(a) Existing hedgerows, trees and shrubs on site shall be preserved and fully protected in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction Recommendations.</p> <p>(b) The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of biodiversity and the visual amenities of the area.</p>
7.	<p>The external material finishes of the proposed development shall be agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: In the interest of orderly development and the visual amenities of the area.</p>
8.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>

9.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>
10.	<p>The following requirements of Iarnród Éireann shall be adhered to:</p> <p>a. The Railway Safety Act 2005 places an obligation on any 3rd party working near the railway to ensure no danger or hazard is posed to railway operations. Due to the proximity of this site to the railway corridor, the Applicant must take due consideration of this obligation during the planning and construction of the development.</p> <p>b. Due to proximity of the Connolly to Border railway line, a 2.4m high suitable designed, solid block boundary treatment, should be erected by the applicant on the applicants' side of the property boundary. The maintenance of this boundary treatment rests with the Applicant and the Successor-in-Title. The exact location and details of this boundary treatment must be identified on site in co-operation with this office. Also, the existing railway fencing must not be removed or altered.</p> <p>c. The security of the railway boundary must be maintained at all times during construction where new boundary treatment is to be installed. Preferably the permanent boundary treatment should be completed early in the construction programme.</p> <p>d. At no point should the applicant or their representatives enter railway property to undertake the construction of this development. It is imperative that the railway always remains inaccessible to prevent trespassing, both during the construction phase and in the future. This includes safeguarding against unauthorized access, especially through scaffolding or any other means.</p> <p>e. The development may not undermine the integrity of the embankment supporting the public road or the Bridge structure to the south of the development, for which Iarnród Éireann has a statutory obligation to maintain</p> <p>f. Should the development require the use of a crane that could swing over the railway property, then the developer must enter into an agreement with Iarnród Éireann / CIÉ. regarding this issue.</p> <p>g. No overhang of any part of the development over the railway property is to be allowed.</p> <p>h. Lights from the proposed development, either during the construction phase or when the development is completed, should not cause glare or in any way impair the vision of train drivers or personnel operating on track machines</p> <p>i. Should it be intended to cut down trees that are in proximity of the railway line such that if they were to fall towards the line, they would block it, the Applicant must contact the Third-Party Co-ordinator by the email 3rdpartyapprovals@irishrail.ie for a safe system of work to be established to undertake this work.</p> <p>Reason: In the interest of public safety.</p>

11.	<p>Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, no advertisement signs including any signs installed to be visible through the windows, advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the retail units or within the curtilage of the site, unless authorised by a further grant of planning permission.</p> <p>Reason: To protect the visual amenities of the area.</p>
12.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays 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.</p> <p>Reason: To safeguard the amenity of property in the vicinity.</p>
13.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interest of public safety and amenity.</p>
14.	<p>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 Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>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.</p>

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

Emma Gosnell
Planning Inspector
19th January 2026

Appendix 1

Form 1 - EIA Pre-Screening

Case Reference	PL-500034-DF
Proposed Development Summary	Construction of creche with all associated site works.
Development Address	Skerries Point Shopping Centre, Barnageeragh Road, 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 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. 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 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)	

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: _____ Date: _____

Appendix 2

WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	PL-500034-DF	Townland, address	Skerries Point Shopping Centre, Barnageeragh Road, Skerries, Co. Dublin.
Description of project	The proposal comprises of the construction of creche with all associated site works. – see Section 2.0 of Inspector’s Report for further details.		
Brief site description, relevant to WFD Screening,	Greenfield, relatively flat site in suburban hinterland of Skerries. Located in Flood Risk Zone C. No watercourses on site. Mill Stream Skerries is located on the northern side of the Barnageeragh Road c. 10-15m from the appeal site. Balrothery Groundwater Body – Good WFD Status & Not at risk.		
Proposed surface water details	Public sewer/ drain (via new connection to existing infrastructure).		
Proposed water supply source & available capacity	Public mains (via new connection to existing infrastructure).		
Proposed wastewater treatment system & available capacity, other issues	Public sewer (via new connection to existing infrastructure).		
Others?	n/a		

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

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
The Mill Stream (transitional)	c. 10-15m	Mill Stream Skerries IE_EA_08M03 0500	Poor	At Risk	Agriculture, urban activities.	No direct pathways. Potential indirect pathway via surface water/ groundwater/ foul drainage.
Balrothery Groundwater Body (groundwater)	Below site	Balrothery Groundwater Body (IE_EA_G_043)	Good	Not At Risk	Agriculture, urban wastewater.	No direct pathways. Potential indirect pathway via foul and surface water drainage.

Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.

CONSTRUCTION PHASE

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no)	Determination** to proceed to Stage 2. Is there a risk to the water environment?
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						Detail	(if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Silt-laden surface water discharges/ contaminated surface water discharges	Mill Stream Skerries IE_EA_08M030500 Balrothery Groundwater Body (IE_EA_G_043)	Foul Drainage/ Surface water systems	Silt/ Hydrocarbons /Cement products spillages discharging Water pollution	Best Practice Construction/ Site Management.	No	Screened Out - No Remaining Risk
2.	Contaminated groundwater discharges	Mill Stream Skerries IE_EA_08M030500 Balrothery Groundwater Body (IE_EA_G_043)	Foul Drainage/ Surface water systems	Silt/ Hydrocarbons /Cement products spillages discharging Water pollution	Best Practice Construction/ Site Management.	No	Screened Out - No Remaining Risk
3	Alterations to natural hydrology, hydraulic conditions, functioning, and hydrogeology	Mill Stream Skerries IE_EA_08M030500 Balrothery Groundwater Body (IE_EA_G_043)	Foul Drainage/ Surface water systems	No.	N/a	No	Screened Out - No Remaining Risk
OPERATIONAL PHASE							

4.	Surface water/ groundwater pollution events from plant/ storm overflows	Mill Stream Skerries IE_EA_08M 030500 Balrothery Groundwater r Body (IE_EA_G_ 043)	Foul Drainage/ Surface water systems	Water pollution.	Attachment of condition to agree detail of new potable, foul surface water connections to existing public infrastructure with PA and Uisce Eireann.	No	Screened Out - No Remaining Risk
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