



An
Coimisiún
Pleanála

Inspector's Report

PL-500064-DN

Development

The development consists of the subdivision of the existing house to create a part 2 storey 3-bedroom house to include a single storey extension to the side and front of the existing house with a provision to alter the existing vehicular access exiting on Coolock Drive and for all associated site works.

Location

1 Coolock Drive, Dublin 17

Planning Authority

Dublin City Council

Planning Authority Reg. Ref.

WEB2739/25

Applicant(s)

Sharon Griffin

Type of Application

Permission

Planning Authority Decision

Refuse permission

Type of Appeal

First Party

Appellant(s)

Sharon Griffin

Observer(s)

None

Date of Site Inspection

17 January 2026

Inspector

Killian Harrington

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1.0 Site Location and Description

1.1 The subject site is located in Coolock, Dublin 17. It consists of a two storey property end of terrace property with a single-storey side garage which extends slightly beyond the front façade of the dwelling. The property is the first of a terrace of similar dwellings on Coolock Drive, just off Oscar Traynor Road. It has a rear garden and benefits from a larger than usual amenity space to the front. The surrounding area is largely residential and consisting of similar type terraced housing and open space. A large retail centre and car park is situated directly opposite the dwelling to the east of the site.

2.0 Proposed Development

2.1 The proposed development consists of the subdivision of the existing house to create an additional dwelling which will be a part 2 storey 3 bedroom (5 person) house. This will involve the demolition of the existing single-storey side garage and the construction of a single storey extension to the side and front of the existing house with provision to alter the existing vehicular access exiting on Coolock Drive and for all associated site works including landscaping and drainage.

2.2 The proposed new dwelling will extend out to the front garden where it extends to the boundary with the public road. The extended area is to have a hipped and pitched roof, with a maximum height of 4.3m. The dwelling will measure 130 sqm. A narrow rear garden of 43 sqm is also proposed, which will be separated off from the main dwelling's rear garden.

3.0 Planning Authority Decision

3.1 Decision

Dublin City Council recommended that permission be refused for the following reason:

- 1. The proposed development, due to the constrained nature of the site, the location of the dwelling breaching the established building line, with a large portion of the dwelling being located in the front garden of the existing*

dwelling, would be contrary to the guidance for Infill Housing and Side Gardens as set out in Sections 15.5.2 and 15.13.3 of the Dublin City Development Plan 2022-2028 on respecting and enhancing and integrating with the existing streetscape. Furthermore, the proposal would conflict with the Z1 Sustainable Neighbourhood zoning objective, which seeks to protect, provide for, and improve residential amenity. As such, the development would contravene the above referenced section of the Development Plan, would seriously injure the residential amenity of adjacent properties, would create an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planner's report noted that the principle of subdivision and a new residential dwelling is acceptable under zoning objective 'Z1' and the internal minimum space standards required for a 3 bedroom 5 person dwelling were met.

However, the planning authority had significant concerns regarding the scale and positioning of this development to the front of the house and its visual impact, including on the character of the area, impacts on existing residential amenity and the level of residential afforded by the proposed dwelling amenity (including daylight and sunlight).

Notwithstanding the above, it was noted in the report that due to the single storey design, the neighbouring sites would not be subject to any significant levels of overshadowing or overbearing impacts. There were no drainage, traffic or access concerns raised.

3.2.2. Other Technical Reports

- Drainage Division: No objection subject to compliance with Code of Practice and conditions.

- Transportation Planning Division: No report received

3.3. Prescribed Bodies

Dublin Airport Authority: Recommends consideration for noise impact assessment measures which can be done by way of a condition.

3.4. Third Party Observations

An observation made the following points:

- Overlooking back garden and impact on privacy
- Impact in relation to sunlight
- The house is considered to be excessive in size.

4.0 Planning History

4.1 Subject site

Reg. Ref. WEB1179/19: Retention permission granted for use as ancillary family apartment/granny flat with own front door access to front open canopy, front/side single storey extension incorporating garden shed, rear/side single storey extension, side two storey extension, with retention of associated internal and external alterations and retain front single storey porch to dwelling house as altered from previous granted application no. 6517/06.

Reg. Ref. 6517/06: Permission granted for a two-storey extension to side with single storey extension with 2 no. rooflights to front incorporating garden shed to

front/side single storey extension to rear/side and demolition of existing garage to side of existing house.

5.0 Policy Context

5.1 Development Plan

Dublin City Development Plan 2022-2028

The site is subject to the Land Use Zoning Objective Z1 'To protect, provide and improve residential amenities'. Residential use is listed as a permissible use within the land use zoning objective for the site. The following Development Plan policy objectives are relevant:

Policy QHSN6 Urban Consolidation

To promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews development, reuse/ adaption of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.

Policy QHSN10 Urban Density

To promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

Policy QHSN04 Densification of Suburbs

To support the ongoing densification of the suburbs and prepare a design guide regarding innovative housing models, designs and solutions for infill development, backland development, mews development, re-use of existing housing stock and best practice for attic conversions.

Policy QHSN22 Adaptable and Flexible Housing

To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Lifetime Homes

Guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government's 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) and the Universal Design Guidelines for Homes in Ireland (2015).

Policy QHSN37 Houses and Apartments

To ensure that new houses and apartments provide for the needs of family accommodation with a satisfactory level of residential amenity in accordance with the standards for residential accommodation.

Section 15.2.3 Planning Application Documentation – Planning Thresholds

This section notes that planning applications should be supported by the necessary analysis and documentation to demonstrate the proposed design and rationale for a scheme. Table 15-1 sets out that all residential developments require a Housing Quality Assessment, and any development of 2 or more residential units requires a surface water management plan.

Section 15.5.2 Infill Development

Infill development refers to lands between or to the rear of existing buildings capable of being redeveloped i.e. gap sites within existing areas of established urban form. Infill sites are an integral part of the city's development due to the historic layout of streets and buildings. Infill development should complement the existing streetscape, providing for a new urban design quality to the area. It is particularly important that proposed infill development respects and enhances its context and is well integrated with its surroundings, ensuring a more coherent cityscape.

As such Dublin City Council will require infill development:

- To respect and complement the prevailing scale, mass and architectural design in the surrounding townscape.
- To demonstrate a positive response to the existing context, including characteristic building plot widths, architectural form and the materials and detailing of existing buildings, where these contribute positively to the character and appearance of the area.

- Within terraces or groups of buildings of unified design and significant quality, infill development will positively interpret the existing design and architectural features where these make a positive contribution to the area.
- In areas of low quality, varied townscape, infill development will have sufficient independence of form and design to create new compositions and points of interest.
- Ensure waste management facilities, servicing and parking are sited and designed sensitively to minimise their visual impact and avoid any adverse impacts in the surrounding neighbourhood.

Section 15.11 House Developments

This section sets out a number of qualitative and quantitative standards for housing, including floor areas, aspect, daylight/sunlight and ventilation, private open space, and separation distances.

Section 15.11.2 Aspect, Daylight / Sunlight and Ventilation

The orientation and layout of house units should maximise the use of natural daylight and sunlight as much as possible. Where feasible, the main habitable rooms (living / kitchen) should have south and/or west facades. Rear private garden should be sufficiently sized and orientated to ensure direct sunlight access is achieved for part of the day on March 21st. Living rooms shall not be lit solely by roof lights. Bedrooms solely lit by roof lights will be considered in certain circumstances on a case by case basis. All habitable rooms must be naturally ventilated and lit. Further details and guidelines for Daylight and Sunlight Assessments are set out in Appendix 16.

Section 15.13.3 Infill/ Side Garden Housing Developments

The development of a dwelling or dwellings in the side garden of an existing house is a means of making the most efficient use of serviced residential lands. Such developments, when undertaken on suitable sites and to a high standard of design, can constitute valuable additions to the residential building stock of an area and will generally be allowed for by the planning authority on suitable large sites.

The planning authority will have regard to the following criteria in assessing proposals for the development of corner/side garden sites:

- The character of the street.
- Compatibility of design and scale with adjoining dwellings, paying attention to the established building line, proportion, heights, parapet levels and materials of adjoining buildings.
- Accommodation standards for occupiers.
- Development plan standards for existing and proposed dwellings.
- Impact on the residential amenities of adjoining sites.
- Open space standards and refuse standards for both existing and proposed dwellings.
- The provision of a safe means of access to and egress from the site.
- The provision of landscaping and boundary treatments which are in keeping with other properties in the area.
- The maintenance of the front and side building lines, where appropriate
- Level of visual harmony, including external finishes and colours.
- Larger corner sites may allow more variation in design, but more compact detached proposals should more closely relate to adjacent dwellings. A modern design response may, however, be deemed more appropriate in certain areas and the Council will support innovation in design.
- Side gable walls as side boundaries facing corners in estate roads are not considered acceptable and should be avoided.
- Appropriate boundary treatments should be provided both around the site and between the existing and proposed dwellings. Existing boundary treatments should be retained/ reinstated where possible.
- Use of first floor/apex windows on gables close to boundaries overlooking footpaths, roads and open spaces for visual amenity and passive surveillance.

Appendix 5 - Transport and Mobility: Technical Requirements

Section 4.3.1 Dimensions and Surfacing

Vehicular entrances shall be designed to avoid creation of a traffic hazard for passing traffic and conflict with pedestrians. 'For a single residential dwelling, the vehicular opening proposed shall be at least 2.5 metres or at most 3 metres in width and shall not have outward opening gates'.

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

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, (2024)

SPPR 1 – Separation Distances

It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16m between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. There shall be no specific minimum separation distance at ground floor level or to the front of houses, duplex units or apartment units in statutory development plans and planning applications shall be determined on a case by case basis to prevent undue loss of privacy

SPPR 2 - Minimum Private Open Space Standards for Houses

It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:

- 1 bed house - 20sqm
- 2 bed house - 30sqm
- 3 bed house - 40sqm
- 4 bed + house - 50sqm

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.

SPPR 3 – Car Parking

It is a specific planning policy requirement of these Guidelines that:

(i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.

(ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.

(iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling

5.3. Natural Heritage Designations

The site is c. 5 km west of Baldoyle SPA and Baldoyle SAC and Baldoyle Bay proposed NHA and c. 3km west of North Dublin Bay SAC, North Bull Island SPA and North Dublin Bay proposed NHA and c. 4km north of the South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA.

6.0 EIA Screening

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

7.0 The Appeal

7.1 Grounds of Appeal

The first party appeal raises the following grounds:

- Housing standards - The planning authority found many of the aspects of the development acceptable such as private open space, room sizes and internal space standards meeting the requirements for a 3 bed dwelling. The DCC planner's report also confirms that the single-storey nature of the proposal would mean no overbearing or overshadowing impacts on neighbours.
- Front extension and visual impact - The existing porch and canopy with roof overhang 1380 mm out from the original building line to this terrace. Along this road and elsewhere in this area there are numerous extensions to the front of houses which are up to 2m in depth. The proposed breach of the building line is substantial it is somewhat mitigated by the single storey low profile feature of the structure. While the front extension is unprecedented, there are few sites with 'this area and frontage width in the immediate Coolock area and this site should be assessed on its merits in its ability to accommodate a new dwelling.

The appeal wishes to refer to permission granted under Reg Ref 3671/23 at 2 Mask Green Artane – amended by Reg. Ref. 4263/24 for a two storey house to the side of this corner property. In this instance a breach of the building line to Mask Road to the rear was a significant 3900mm and this was for a two storey structure while the current proposal is for a single storey dwelling only.

- Residential amenity – It was conceded in the DCC planner's report that there would be no overbearing and overshadowing. This appeal contends that there would also be no loss of sunshine or creation of direct overlooking of adjacent properties.
- Notwithstanding the above, a redesign has been put forward as part of the appeal that addresses this through a set back from the road. A reduction to a two-bedroom house and a set back of the dwelling of 4.5m from the front boundary. A smaller dwelling of one double and one single bedroom would further exceed the minimum standards quoted and offer excellent residential accommodation in a

period of major shortfall in housing supply relative to current demand. The revised proposals would greatly assist in reducing the visual and physical imprint of the original structure. It would better present as a subordinate element to the original dwelling. It would also have a substantial front garden area between the dwelling and site boundary of 23m which with landscaping would soften the structure and add to biodiversity. This would be a significant improvement on the use and appearance of the existing forecourt and would more readily integrate with and enhance the appearance of this property in this particular streetscape.

7.2. Applicant Response

n/a

7.3. Planning Authority Response

The planning authority requests that their decision to refuse permission is upheld and that if permission is granted, the following conditions should be applied:

- A condition requiring the payment of a Section 48 development contribution
- A naming and numbering condition

7.4. Observations

None

7.5. Further Responses

n/a

8.0 Assessment

- 8.1.** The proposal involves the subdivision of the existing house to create an additional part 1/part 2 storey dwelling. The principle of the additional two-storey dwelling within the existing curtilage is permissible under zoning objective 'Z1' (Sustainable Residential Neighbourhoods) in the Dublin City Development Plan 2022-2028. Following a review of the file, assessment of the relevant planning policies and inspection of the site, I consider (1) residential amenity and (2) visual impact to be the key issues of this appeal.

Residential Amenity

- 8.2 In terms of minimum space standards, all bedrooms would comply with the floor area standards referred to in Section 15.11.1 of the Dublin City Development Plan 2022-2028. The overall floor area of 130 sqm is above the minimum floor space standards for a 3 bed 5 person dwelling. The site layout plan demonstrates that the proposed dwelling would be provided with a useable private open space area of c. 43 sqm. In addition to this, the site plans submitted with this application shows that there would be a private open space area of c. 67 sqm would be provided for the existing dwelling. The private open space areas meet the requirements of SPPR 2 of the settlement guidelines and Development Plan Section 15.11 referred to in Section 5.0 of this report and are considered to be acceptable. For future occupants, the proposal complies with Section 15.11 and provides an acceptable standard of accommodation for a new dwelling including overall adequate daylight to habitable rooms in accordance with Section 15.11.2. The two rear bedrooms are north facing but being on the first floor, reasonable aspect has been preserved. Safe vehicular access and adequate car parking provision has been provided in accordance with Appendix 5 of the Development Plan.
- 8.3 I am satisfied that, owing to the single-storey nature of the front extension, the northwest-southeast alignment of the terrace and the lack of direct mutual overlooking to Butterly Drive residents to the rear or Coolock Drive properties, there would be no residential amenity issues arising from the proposal. The rear windows of the proposed addition are set back from the rear of the existing dwelling and do not cause any impact on neighbour privacy.

Visual Amenity

- 8.4 The front single-storey addition extends c. 9 metres from the wall of the existing dwelling, c. 0.5m from the front boundary. Policy QHSN6 of the Dublin City Development Plan seeks to promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, subject to the provision of good quality accommodation. Notwithstanding the general support for infill development in the Development Plan, applications must be assessed on a case by case basis and be subject to other planning requirements.

- 8.5 Section 15.5.2 of the Dublin City Development Plan states that infill development should complement the existing streetscape and respect the prevailing scale, mass and architecture, providing for a new urban design quality to the area. Proposals should demonstrate a positive response to the existing context, including characteristic building plot widths, architectural form and the materials and detailing of existing buildings, where these contribute positively to the character and appearance of the area. It states that ‘within terraces or groups of buildings of unified design and significant quality, infill development will positively interpret the existing design and architectural features where these make a positive contribution to the area’.
- 8.6 There is particular concern at how a portion of the dwelling covers a large part of the front driveway and protrudes to the south towards the public road. This has a significant harmful visual impact. This would be a clear variance to the existing street pattern of Coolock Drive and surrounding streets and could give rise to similar developments of extensions into the front garden areas that could be considered haphazard and would negatively impact on the streetscape. Section 15.13.3 of the Development Plan seeks the maintenance of the front and side building lines, where appropriate. Having regard to Section 15.5.2 and Policy Objective QHSN10 of the Development Plan 2022-2028 which seek to promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development in accordance with the Core Strategy, it is considered that the proposal would not be in accordance with Section 15.13.3 and would set a precedent for other similar type developments. Despite being a corner site, the proposal involves extending to the front of the property and large sections of front garden areas are not considered to form acceptable development lands.
- 8.7 The appeal acknowledges that the front extension is significant but references a planning permission granted under Reg Ref 4263/24 at 2 Mask Green Artane for a two storey house to the side of this corner property. However, this would not serve as a precedent as it protrudes to the side only and is broadly consistent with the building line of Mask Road. It does not represent a significant visual break with surrounding properties because it is a side extension.

- 8.8 The appeal proposes a revised design, which is a reduction to a two-bedroom house and a set back of the dwelling of 4.5m from the front boundary. This consists of one double bedroom at ground level to the front and one single bedroom at first floor to the rear. The revised front single-storey addition now has a depth of 4.7m and is c. 4.5m metres back from the front boundary. The hipped roof remains and the reduction in depth has not altered private amenity area or the dimensions of the car parking space. The internal layout is acceptable and meets the Development Plan's minimum space standards for room layouts and for a 2 bedroom (3 person) dwelling.
- 8.9 While the revised design would assist somewhat in reducing the visual and physical imprint of the original structure, it is still a significant protrusion beyond any porch extension on this road. Contrary to the appeal grounds, it would fail to integrate into the streetscape or be 'unobtrusive'. It remains subordinate to the main dwelling but creates an incongruous appearance from street level. The landscaping proposals are acknowledged but fail to mitigate the harmful visual impact at this corner site.
- 8.10 Overall, the proposed design, while complying with the Z1 land use zoning in terms of protecting, providing and improving residential amenity, fails to respond to the surrounding context and fails to respect the character of the receiving environment. I note that lack of significant harmful impacts on residential amenity and otherwise acceptable standard of accommodation. However, the proposal, as a front extension of significant depth, fails to accord with Sections 15.5.2, 15.13.3 and Policy Objective QHSN10 of the Dublin City Development Plan 2022-2028.

9.0 AA Screening

- 9.1. I have considered the proposed dwelling in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located in an established residential area c. 5 km west of Baldoyle SPA and Baldoyle SAC and c. 3km west of North Dublin Bay SAC and North Bull Island SPA and c. 4 km north of South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA.

- 9.2. The proposed development comprises the subdivision of the existing house to create a part 2 storey 3-bedroom house to include a single storey extension to the side and front of the existing house with a provision to alter the existing vehicular access exiting on Coolock Drive and all associated site works
- 9.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- Nature of works
 - Location in an established residential area
 - Lack of connections to nearest European sites
- 9.4. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The subject site is located at 1 Coolock Drive, Dublin 17 approximately 300 metres to the south of Santry River. The proposed development comprises the subdivision of the existing house to create a part 2 storey 3-bedroom house to include a single storey extension to the side and front of the existing house with a provision to alter the existing vehicular access exiting on Coolock Drive and all associated site works

No water deterioration concerns were raised in the planning appeal.

10.2 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 waterbodies either qualitatively or quantitatively. The reason for this conclusion is as follows:

- Nature of works
- Location-distance from nearest water bodies and/or lack of hydrological connections

10.3 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. Having regard to residential zoning of the site, the residential character of the area, the design and positioning of the proposed development beyond the building line and the policies and objectives contained in the Dublin City Development Plan 2022-2028, it is considered that the proposed development would have an incongruous appearance from the public road, would be injurious to the visual amenity of the area and would not be in keeping with the residential character of the area. It would therefore be contrary to Sections 15.5.2 and 15.13.3 of the Dublin City Development Plan 2022-2028 and would not be in accordance with 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Killian Harrington
Planning Inspector

03 February 2026

Appendix A: Form 1 EIA Pre-Screening

| | |
|---|--|
| Case Reference | PL-500064-DN |
| Proposed Development Summary | The development consists of the subdivision of the existing house to create a part 2 storey 3-bedroom house to include a single storey extension to the side and front of the existing house with a provision to alter the existing vehicular access exiting on Coolock Drive and for all associated site works. |
| Development Address | 1 Coolock Drive, Dublin 17 |
| IN ALL CASES CHECK BOX /OR LEAVE BLANK | |
| <p>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</p> <p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - 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) | <p><input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.</p> <p><input type="checkbox"/> No, No further action required.</p> |
| 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)? | |
| <p><input type="checkbox"/> Yes, it is a Class specified in Part 1.</p> <p>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</p> | |
| <p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p> | |
| 3. Is the proposed development of a CLASS specified in <u>Part 2</u>, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds? | |

| | |
|---|--|
| <input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road 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 checked="" 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) | Class 10(b) of Part 2 (dwelling units) Proposed development is a single dwelling substantially below the 500 dwelling unit threshold in Class 10(b) |
| 1. 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: 03 February 2026

Appendix B: Form 2 - EIA Preliminary Examination

| | |
|---|---|
| Case Reference | PL-500064-DN |
| Proposed Development Summary | The development consists of the subdivision of the existing house to create a part 2 storey 3-bedroom house to include a single storey extension to the side and front of the existing house with a provision to alter the existing vehicular access exiting on Coolock Drive and for all associated site works. |
| Development Address | 1 Coolock Drive, Dublin 17 |
| This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith. | |
| Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health). | Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development of 1 no. dwelling has a modest footprint, comes forward as a standalone project, requires only minor demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health. |
| Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance). | Briefly comment on the location of the development, having regard to the criteria listed The development is situated in an established urban area on serviced lands in Dublin city and is not in close proximity to designated sites and landscapes of identified significance in the Development Plan. |
| Types and characteristics of potential impacts | Having regard to the characteristics of the development and the sensitivity of its location, |

| | |
|--|--|
| <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p> | <p>consider the potential for SIGNIFICANT effects, not just effects.</p> <p>Having regard to the modest nature of the proposed development, its urban location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p> |
| <p>Conclusion</p> | |
| <p>Likelihood of Significant Effects</p> | <p>Conclusion in respect of EIA</p> |
| <p>There is no real likelihood of significant effects on the environment.</p> | <p>EIA is not required.</p> |

Inspector: _____ **Date:** 03 February 2026

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)