



An
Coimisiún
Pleanála

Inspector's Report

PL-500447-DF-25

Development	Renovations, extensions and alterations to the existing detached bungalow.
Location	23 Offington Drive Sutton Dublin D13 F6C2
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F25A/0893E
Applicant(s)	Paul and Claire Lydon.
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	David & Marian McCabe
Observer(s)	None
Date of Site Inspection	18 th February 2026.
Inspector	Barry Diamond

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1.0 Site Location and Description

- 1.1. The site comprises an existing detached bungalow and detached garage which are on a site circa 0.111ha. The dwelling is finished in a mixture of brick and painted render with a profiled concrete tiles on the roof. The front elevation has primarily a brick finish with large expanses of glazing and a centrally located feature porch. The dwelling is orientated at an angle to the estate road (Offington Drive) and contains large maintained garden areas to the front and rear along with a sizeable driveway.
- 1.2. The surrounding area is primarily residential with a mixture of dwelling types in the area which vary in height and style. Dwellings are orientated at an offset angle to the road and first floor dormer windows on the front elevation of dwellings are notable design features in the area.

2.0 Proposed Development

- 2.1 The proposed renovations, extensions and alterations to the existing detached bungalow include a number of different elements:
 - Roof alterations to construct the new rear dormer roof;
 - New roof lights to the front pitched roof;
 - Provision of solar panels to the rear dormer roof and front pitched roof;
 - Modifications to the front porch entrance from a pitched roof to a flat roof;
 - Modifications to windows to the front and rear elevation;
 - Provision of full external insulation wrap with rendered finish;
 - Removal of rear conservatory, external store and 1no. existing chimney;
 - New gable attic window; and
 - All other associated internal renovation and site works.

3.0 Planning Authority Decision

3.1. Decision

On the 18th November 2025 the Planning Authority decided to grant planning permission subject to conditions.

3.1.1. Conditions

3. Prior to commencement of development on site, the developer shall submit for the written agreement of the Planning Authority details of boundary treatment, including screening and landscaping to the front area of the utility room where it bounds with No. 21 Offington Drive.

Reason: In the interest of residential amenity and in order to safeguard privacy.

4. Prior to commencement of development, revised plans and elevations illustrating the following shall be submitted for the written agreement of the Planning Authority and the development shall be carried out accordingly: (a) One of the two rooflights to the front slope serving the first-floor bathroom shall be omitted. (b) One of the two rooflights to the front slope serving the first-floor home office shall be omitted.

Reason: In the interests of visual amenity.

5. Prior to the commencement of development, details of the materials, colours and textures of all external finishes shall be submitted to and agreed in writing by the Planning Authority.

Reason: In the interests of orderly development and the visual amenities of the area.

Condition 9 requiring the payment of a developer contribution was removed by the Planning Authority following the issuing of a letter dated the 10th December 2025 as it was stated that residential extensions were exempt from development contributions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The decision of the planner reflects the processing of the application and the decision to grant planning permission. It includes the following points:

- The porch design is in keeping with the area, including No. 25 to the south;
- Although the proposed dormer is sizeable it remains on a par with the established built dormer designs in the area;
- There is no overlooking onto No. 25 from the proposed dormer given the screening provided by the existing built form;
- Given the orientation of the dwellings in the area and the lack of opposing windows, the proposed rooflights would not give rise to overlooking;

- In order to maintain consistency with the front roof alterations along Offington Drive the number of roof lights should be edited down;
- Details of boundary treatments, including landscaping should be secured through condition; and
- Given the full insulated wrap for the building, details of the palette, materials and finishes should be secured through condition;

3.2.2. Other Technical Reports

- Water Services Section: no objection subject to conditions.

3.3. Prescribed Bodies

- None.

3.4. Third Party Observations

The third party appellants own a dwelling immediately to the north of the appeal site (No. 21 Offington Drive) and they raised an observation during the processing of the planning application which is attached to the file. I consider that the main issues raised are also mirrored and expanded upon in their submissions to the Coimisiún and are not replicated in this section.

4.0 Planning History

Site

F01B/0344 & PL06F.128357 – Permission was granted following an appeal in August 2022 for an attic conversion with dormer extension to front and rear and porch to front at 23 Offington Drive, Sutton, Co. Dublin.

F98B/0356 & PL06F.109322- Permission was granted following on appeal in November 1998 for a single storey extension to the side, conservatory to the rear and a dormer extension at 23 Offington Drive, Sutton.

Other Relevant History

F09A/0306 & PL06F.235517- Permission was granted following an appeal in June 2010 for the demolition of the existing derelict dormer bungalow and the construction of a new pitched roof, single family dormer dwelling (having a total floor area of 307sqm), with single storey sheds to the rear (having a total floor area of 61 sqm),

off street car parking for 2 no. cars and associated landscaping at 25 Offington Drive, Sutton, Co. Dublin.

F23A/0768 - Permission was granted in February 2024 for (a) a proposed single-storey extension & fenestration changes to the front, incorporating a relocated entrance door, and Velux rooflight to front roof (b) Single storey extensions to rear and at both sides & (c) a dormer style first floor extension with 2 no. dormer windows to rear at 34, Offington Avenue, Sutton, Dublin 13.

F21B/0147 – Permission was granted in June 2021 for alterations to the front elevation, new single storey extensions to side and rear, conversion of existing attic space into habitable rooms with dormer windows to rear and a new standalone single storey home office building at 27 Offington Drive, Sutton, Dublin 13.

5.0 Policy Context

5.1. Development Plan

5.2. The Fingal Development Plan 2023-2029 is the operational plan for the area. The appeal site is zoned 'RS,' Residential with the associated land use objective 'to provide for residential development and to protect and /or improve residential amenity.' The site is located within a Highly Sensitive Landscape and a Coastal Landscape Character type. The appeal site is also located within the Dublin Airport Noise Zone D.

5.3. 5.1.2 The following sections /policies / objectives are pertinent:

Policy GINHP25 – Preservation of Landscape Types - Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.

Objective GINHO57 – Development and Landscape - Ensure development reflects and, where possible, reinforces the distinctiveness and sense of place of the landscape character types.

Objective GINHO59 – Development and Sensitive Areas - Ensure that new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area.

SPQHP41 seeks to support the extension of existing dwellings with extensions of appropriate scale and subject to the protection of residential and visual amenities.

SPQHO45 seeks to support dwelling extensions of appropriate scale and subject to the protection of residential and visual amenities.

Objective DAO11 and DMSO105 – Requirement for Noise Insulation - The site is identified in the Plan as being located within Dublin Airport Noise Zone D which requires noise insulation where appropriate.

Objective DMSO23 – Separation Distance: A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall generally be observed unless alternative provision has been designed to ensure privacy.

Objective DMSO26 - Separation Distance between Side Walls of Units: Ensure a separation distance of at least 2.3 metres is provided between the side walls of detached, semi-detached and end of terrace units. This separation distance may be reduced on a case-by-case basis in relation to infill and brownfield development which provides for the regeneration of under-utilised lands and subject to the overall quality of the design and the schemes contribution to the streetscape.

Objective DMSO27 – Minimum Private Open Space Provision: 3 bedroom houses or less to have a minimum of 60 sq. m. of private open space located behind the front building line of the house.

Section 14.10.2 Residential Extensions: supports applications to amend existing dwelling units to reconfigure and extend as the needs of the household change, subject to specific safeguards. In particular, the design and layout of residential extensions must have regard to and protect the amenities of adjoining properties.

Section 14.10.2.3 Ground Floor Extensions (rear) will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining to serve the dwelling house. The proposed extension should match or complement the existing dwelling house.

Section 14.10.2.4 First floor rear extensions will be considered on their merits, noting that they can have potential for negative impacts on the amenities of adjacent properties, and will only be permitted where the Planning Authority is satisfied that there will be no significant negative impacts on surrounding residential or visual

amenities. In determining applications for first floor extensions the following factors will be considered:

- Overshadowing, overbearing, and overlooking – along with proximity, height, and length along mutual boundaries.
- Remaining rear private open space, its orientation and usability.
- Degree of set-back from mutual side boundaries.
- External finishes and design, which shall generally be in harmony with existing.

5.4. Relevant National or Regional Policy / Ministerial Guidelines

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024.

5.5. Natural Heritage Designations

- 5.6. The appeal site is not located on or within proximity to any designated Natura 2000 sites, with the nearest designated sites being the North Bull Island SPA (SPA: 004006) and the North Dublin Bay SAC (SAC: 000206) which are located c. 0.35km to the southwest of the site.

6.0 EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. 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 my report.

7.0 The Appeal

7.1. Grounds of Appeal

- 7.2. The appellants (No. 21 Offington Drive) main grounds of appeal can be summarised as follows:

- There is a hypersensitive inter property relationship between the application building (No. 23) and the neighbouring dwelling (No. 21) due to its deep set back into the site and prominent acute angled orientation;
- The inter relationship between the properties has largely been undisturbed and protected;
- A loss of amenity and privacy will occur due to the front and side aspects of the proposal;
- There will be increased noise due to the internal changes to the dwelling. Most notably the use of the side annex as a utility/plant room;
- The roof lights are visually obtrusive. The window openings and roof lights are not scaled and overlooking will occur to the master bedroom of No. 21. The two rooflights closest to the boundary with No. 21 should be removed, the roof light in the side annex should be removed, the two roof lights over the hallway should be reduced to one as should the two windows to the boundary furthest away from No. 21;
- There is no location for the proposed ground source heat pump;
- The information required to address conditions 3, 4, 5, 6 & 7 should have been included in the application and not agreed separately with the Planning Authority outside the planning application;
- The building line screening beside No. 21's rear boundary should be reinstated;
- The driveway needs to be removed away from the boundary of No. 21;
- There will be a reduction in the 600mm set back which was to be maintained as a requirement of condition 03 of a previous appeal decision (Ref: FB98B/0356 & PL06F.109322) due to the external insulation wrap;
- Some photographs of the relationship between the two properties and views from the third party's master bedroom were provided.

7.3. Applicant Response

7.4. The applicant for planning permission states:

- There is no new evidence to support this appeal;

- The 600mm set back which was to be maintained as a requirement of appeal decision PL06F.109322 is historic and has been superseded by the current grant of permission by the Planning Authority;
- The photographs relied upon are historic and some 20 years old;
- The reduction in roof lights condition on the Planning Authority's grant of planning permission is acceptable;
- The driveway has not been extended, rather, grass was replaced with decorative stone for reduced maintenance, it is impossible to drive to the boundary of No. 21;
- A ground source heat pump does not form part of this proposal;
- Various properties within the Offington estate have had first floor additions over the years with photographs provided of the various properties; and
- Six letters of support from local residents are appended.

7.5. **Planning Authority Response**

The decision of the Planning Authority is requested to be upheld and a condition requiring a Section 48 development contribution or Special Development Contribution is requested.

8.0 **Assessment**

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

- Principle of Development
- Design
- Residential Amenity
- Other Matters

8.2 Principle of Development

- 8.2.1 The proposed development comprises renovations, extensions and alterations to an existing dwelling, which is located within zoning 'RS,' Residential, with the associated land use objective 'to provide for residential development and to protect and /or improve residential amenity.' The site is subject to Local Objective No.78 which seeks to ensure that development is in keeping with the layout, scale, design and character of existing development. The site is also located within a Highly Sensitive Landscape and a Coastal Landscape Character type.
- 8.2.2 I note that the Fingal Development Plan 2023-2029 (FDP) is supportive of residential extensions. In this regard Section 14.10.2 'Residential Extensions' supports applications to amend existing dwelling units to reconfigure and extend existing dwellings as the needs of the household change, subject to specific safeguards. Local Objective No.94 and the sites location within a Highly Sensitive Landscape and a Coastal Landscape Character type do not preclude development, rather, the design of the development must be in keeping with the design and character of the area and not harm the landscape setting. I consider that the principle of a residential extension is acceptable subject to issues of design, neighbour amenity and other relevant factors.

8.3 Design

- 8.3.1 The proposed development encompasses a large box dormer which is located on the rear elevation of the dwelling. The dormer is 14.95 metres in length, is finished in zinc cladding and has 4 window openings. The dormer has a flat roof which sits below the ridge line of the existing dwelling and contains a number of solar panels which are indicated to sit flat.
- 8.3.2 Even though the dwellings orientation is offset to the public road, the dormer will not be visible from the streetscape. The scheme also proposes the demolition of the existing rear conservatory, a change to the rear ground floor window fenestration, a large sliding glazed door to the kitchen and a canopy over the kitchen door. I am of the view that the rear box dormer window and the changes to the ground floor rear elevation are acceptable in design terms and do not detract from the host dwelling or the character of the area.

- 8.3.3 The proposal also includes the demolition of the existing front porch and the erection of a replacement porch with a flat roof which extends outwards from the main building line by 3.5 metres with a height of the same dimension. While the flat roof of the proposed porch does not mirror the existing roof style of the dwelling, neither does the existing porch. In addition, there are also examples of other flat roof porch extensions in the area, most notably the neighbouring dwelling (No. 25). I am of the view that the design of the porch is acceptable in the context of the existing porch and the character of the surrounding area.
- 8.3.4 Changes to the window fenestration on the front elevation are also proposed which mostly seek to reduce the size of the window voids. These changes are considered acceptable given the variety of house types, window styles and sizes of window openings in the surrounding area.
- 8.3.5 Five solar panels and six rooflights are proposed along the roof which spans the front elevation of the dwelling and includes the removal of the existing chimney. In addition, one rooflight is also proposed on the front elevation of the side annex to the dwelling. The roof lights and solar panels are angled on the same plane as the roof. The third party indicates that the roof planes are not scaled, however, the drawings provided are scaled drawings and I am satisfied that the windows are capable of being scaled to give certainty to their dimensions.
- 8.3.6 The Planning Authority in condition 04 of its decision notice indicated that two of the rooflights should be omitted from the scheme, one at each end of the main body of the roof in order to maintain consistency with the roofscapes along Offington Drive. The third party also considered that the roof lights were visually obtrusive.
- 8.3.7 During the site inspection it was noted that the predominant roofscape feature in the area is box dormer windows projecting from the roof plane of dwellings, however, solar panels and rooflights were also noted. Overall, the design of the roofs in the area was relatively simple without clutter, although some examples of this did exist in the area. I am of the opinion that the five solar panels and six individual roof lights could lead to a visual clutter on the front roof plane of the subject dwelling and I concur with the Planning Authority that reducing the number of roof lights by two at each end of the dwelling would be a necessary amendment to the overall design in the interests of visual amenity and character of the area.
- 8.3.8 The last element of the design is a 150mm external insulated wrap which is indicated to have a render finish, however, no other specific details have been provided and the Planning Authority have indicated in Condition 05 of their decision notice that full

details of the materials, colours and textures of all external finishes need to be provided prior to development commencing. I concur that this is a necessary safeguard to ensure that the finishes do not detract from the overall design of the dwelling.

- 8.3.9 I note that Objective DMSO26 seeks to ensure a separation distance of at least 2.3 metres is provided between the side walls of detached, semi-detached and end of terrace units. I note that the separation distance between the buildings as per the site location plan which provides a scaled separation distance of 4.4 metres. A concern was raised by the third party that the 150mm insulated wrap would breach the 600mm gap to the shared boundary which was stipulated as a condition under appeal Ref: PL06F.109322. I do not consider that the 150mm wrap would materially affect the footprint of the dwelling and any reduction in the 600mm separation distance does not lead to any adverse impact on the existing properties.
- 8.3.10 The third party states that the driveway is to be extended towards the side elevation of their property. I note that this is not included in the description of development and that the site plan does not indicate any change to the existing layout of the curtilage of the dwelling. In addition, there is sufficient room within the existing areas of hard standing to the front of the dwelling to accommodate several vehicles without alteration and I do not consider that this matter would lead to adverse effects.
- 8.3.11 The site is located within Local Objective No.78, is within a Highly Sensitive Landscape and a Coastal Landscape Character type. The policy objectives listed within the FCDP (GINHP25 GINHO57 GINHO59) seek to ensure that development proposals are in keeping with the design and character of the area and do not harm the landscape setting. In this case, I am of the view the alterations and extensions to the existing dwelling, which is set within an existing housing estate in a built-up area will not impact upon any significant vistas and will not affect the landscape setting.
- 8.3.12 I am of the view that the various design changes are acceptable and do not impact adversely on the design of the host dwelling, the character of the area and would not harm the Highly Sensitive Landscape and a Coastal Landscape Character type in which the site is located.

8.4 **Residential Amenity**

- 8.4.1 The impact upon the residential amenity of neighbouring properties is an essential part of the assessment and in this regard I consider that the rear box dormer and

external changes do not raise any concerns with overbearing or loss of light given the separation distance from neighbouring dwellings.

- 8.4.2 I consider that overlooking is the key concern in respect to residential amenity. Objective DMSO23 of the FDP indicates that a minimum separation distance of 22 metres between directly opposing rear first floor windows shall generally be observed. The rear box dormer adds a new first floor element to the rear of the dwelling, however, the nearest dwelling with opposing windows is over 40 metres away which is considered acceptable.
- 8.4.3 The third party raises concerns that overlooking will arise in their master bedroom window which is positioned on the side gable of their dwelling (No. 21). It is stated that this will occur given the position of roof lights on the front roof plane of the dwelling and the side annex. I am of the opinion that the proposed roof lights would offer a limited oblique view of the third party's first floor gable window. While the roof lights may present a view of the window, I am of the opinion that a view into the bedroom area would not be possible and therefore a loss of privacy would not occur.
- 8.4.4 The proposed front porch and window on the side annex provide some potential for overlooking and the third party referred to the need to reinstate the former boundary. I am of the view that the existing boundary treatment between the properties comprising a wall which varies in height from 1.2 to 1.8 metres along with the existing landscaping, some of which is within planter boxes, provides sufficient screening to address overlooking concerns.
- 8.4.5 The third party raises a concern with the location of a ground source heat pump and the internal reconfiguration of the dwelling which results in the side annex being changed to a utility/plant room which it is claimed would give rise to a noise nuisance. I am not of the opinion that there would be a significant external noise nuisance caused by the use of the side annex as a utility room. Additionally a ground source heat pump does not form part of the planning application and therefore is not relevant to the consideration.
- 8.4.6 I am of the view that the proposed development will not result in any significant loss of residential amenity to any of the neighbouring properties.

8.5 **Other Matters**

- 8.5.1 The Planning Authority in their response to the appeal submission indicated that if the Commission granted permission, then a Section 48 development contribution or Special Development Contribution would be required. The Planning Authority had

placed a similar requirement (Condition 9) on their decision notice, however, this was subsequently removed following the issuing of a letter dated the 10th December 2025 which stated that the development was considered to be an exempted development. I have reviewed the September 2023 Development Contribution Scheme and I note that it does not apply to extensions to dwellings and therefore the Planning Authority's request is misplaced and no condition is necessary.

- 8.5.2 The third party considers that the previous grant of planning permission PL06F.109322 has been breached and needs to be regularised. This is a matter which lies outside the scope of this appeal, however, I have previously considered that the 600mm requirement is not applicable in the context of the extant FCDP.
- 8.5.3 It is stated by the third party that information required to address conditions 3, 4, 5, 6 & 7 should have been included in the application. I have addressed conditions 3, 4 & 5 above and while I would concur that the full suite of information would have been useful, I am of the opinion that there is sufficient scope within the use of planning conditions to control the form of development. In addition, I consider that securing drainage information through the use of condition 6 is acceptable given the marginal increase in hard standing created by the porch extension while condition 7 seeks an orderly form of development during the construction process and is a standard condition.

9.0 AA Screening

- 9.1 I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located at 23 Offington Drive Sutton Dublin D13 F6C2, no relevant designated sites are close by.
- 9.2 The proposed development comprises renovations, extensions and alterations to an existing detached bungalow. No nature conservation concerns were raised in the planning appeal. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site.
- 9.3 The reason for this conclusion is as follows:
- Small scale and nature of the development;

- Distance from nearest European site and lack of connections; and
- The screening determination by the Planning Authority.

9.4 I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 **Water Framework Directive**

10.1 The subject site is located at 23 Offington Drive Sutton Dublin, which is 363 metres northeast of the nearest water body.

10.2 The proposed development comprises a renovations, extensions and alterations to an existing detached bungalow. No water deterioration concerns were raised in the planning appeal.

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

- Nature of works e.g. small scale and nature of the development ; and
- Distance from nearest water bodies and/or lack of hydrological connections.

10.4 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. That planning permission be granted for the reasons and considerations set out below and subject to the conditions set out below.

12.0 Reasons and Considerations

Having regard to the design, appearance of the proposed extension and alterations to the dwelling, it is the Commissions view that, subject to compliance with conditions below, the development proposed would not seriously injure the visual amenities of the area or the residential amenities of any property in the vicinity and would not adversely impact on the character of the area or the Highly Sensitive Landscape or Coastal Landscape Character. The proposed development, therefore, would be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the Planning Authority on the 1 st day of October 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 house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or

	<p>separated from the main house. In particular, it shall not be sold, leased or let (including short term letting) independently of the main house.</p> <p>Reason: In the interest of clarity and to ensure proper planning and sustainable development.</p>
3.	<p>Prior to commencement of development, revised plans and elevations illustrating the following shall be submitted for the written agreement of the Planning Authority and the development shall be carried out accordingly:</p> <p>(a) One of the two rooflights to the front slope serving the first-floor bathroom shall be omitted. (b) One of the two rooflights to the front slope serving the first-floor home office shall be omitted.</p> <p>Reason: In the interests of visual amenity.</p>
4.	<p>Prior to the commencement of development, details of the materials, colours and textures of all external finishes shall be submitted to and agreed in writing by the Planning Authority.</p> <p>Reason: In the interests of orderly development and the visual amenities of the area</p>
5.	<p>The following requirements shall be complied with in full: a) No surface water / rainwater shall discharge into the foul water system under any circumstances. b) Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority, details of a commensurate surface water drainage proposal submitted (planters / water butts etc.), including all relevant calculations, following the principles of Sustainable Drainage Systems and in compliance with the principles outlined in the GDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies Volume 2, New Development, Aug 2005.</p> <p>Reason: To ensure adequate provision of water and wastewater facilities.</p>
6.	<p>a) All necessary measures shall be taken by the applicant to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road and footpath network during the course of the construction works.</p>

	<p>b) Any damage to roads, footpaths or other public property caused by the development shall be made good to the satisfaction of the District Engineer.</p> <p>Reason: In the interest of traffic safety and proper control of development.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p> <p>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: In order to safeguard the residential amenities of property in the vicinity.</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.

Barry Diamond
 Planning Inspector

4th March 2026

Appendix 1 - Form 1 EIA Pre-Screening

Case Reference	PL-500447-DF-25
Proposed Development Summary	Renovations, extensions and alterations to the existing detached bungalow.
Development Address	23 Offington Drive, Sutton, Dublin, D13 F6C2
	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 type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.</p> <p><input checked="" 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 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?	
<p><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</p>	

<p>Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	

<p>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)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____

Date: _____

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