



An
Coimisiún
Pleanála

Inspector's Report

PL-500487-DR-25

Development	Demolition of house and construction of 3 houses with associated works
Location	Noel Lodge, Church Road, Killiney, Co. Dublin
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D25A/0771/WEB
Applicant(s)	Christine Furlong, Sophie Maloney and Alexandra Moloney
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Christine Furlong, Sophie Maloney and Alexandra Moloney
Observer(s)	None
Date of Site Inspection	4 th March 2026
Inspector	Suzanne Kehely

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	5
3.1. Decision	5
3.2. Planning Authority Reports	6
3.3. Prescribed Bodies	7
3.4. Third Party Observations	7
4.0 Planning History.....	7
5.0 Policy Context.....	9
5.1. Project Ireland 2040- National Planning Framework (1 st Rev Aril 2025)	9
5.2. The Eastern and Midland Regional Assembly Regional Economic and Spatial Strategy 2019-2031	10
5.3. Compact Settlement guidelines (CSGs)	10
5.4. Dun Laoghaire Rathdown County Development Plan 2022-2028 (CDP)...	12
5.5. Other guidelines.....	13
5.6. Natural Heritage Designations	13
6.0 EIA Screening.....	13
7.0 The Appeal	13
7.1. Grounds of Appeal	13
7.2. Planning Authority Response.....	14
7.3. Observations.....	14
8.0 Assessment.....	15
9.0 Water Framework Directive	18

10.0 AA Screening..... 20

11.0 Recommendation 21

12.0 Reasons and Considerations..... 21

Appendix 1 - Form 1- EIA Pre-Screening 23

Appendix 2 - EIA Preliminary Examination – Form 2 25

1.0 Site Location and Description

- 1.1. The site of 0.38 hectares is located on the eastern side of church Road R118 within the established suburban environs of Killiney and with 1km of Killiney Shopping centre. It is occupied by a single storey residence with large gardens. It is one of a number of low density houses dating from around 1970s of one-off designs that either front directly onto Church Road or form part of small ad hoc type cul-de sac developments off the eastern side of Church Road and collectively bound by Killiney golf course on elevated ground to the east and north and more ordered estates to the south.and in the wider lower lying environs. Some infill re-development has taken place to the north of the site and more recent development includes significantly higher density redevelopment of single and amalgamated plots on the opposite side of Church Road.
- 1.2. The site is narrow and deep and slopes up from the road rising from 53mOD to 62mOD. The existing house is set back in a elevated about 75m from the road.
- 1.3. The single dwelling on the site to the north was undergoing building works at time of inspection.
- 1.4. Some trees have been felled and a new hedge has been planted along the norther boundary and the boundaries are otherwise mature..

2.0 Proposed Development

- 2.1. Permission is sought for the demolition of the existing single-storey dwelling 221 sq.m. , Noel Lodge, and the construction of 3no. detached dwellings 81.5sqm. 340.5 sq.m. and 245.2 sq.m. (687 sq.m.(1no. bungalow, 1no. dormer, and 1no.two-storey). The development includes widening the existing access entrance, a new internal access road and curtilage, surface parking (6 spaces) , landscaping, boundary treatments, and all ancillary site services necessary to facilitate the development

It is proposed to have new water supply connection and foul sewer connection/
Surface water is to discharge to a soakpit.

2.2. The application is appended with the following reports:

- Letter dated 9th May 2025 from Uisce Eireann confirms connection for 2 additional units for water and wastewater connection is feasible without infrastructure upgrades.
- Architectural Design Statement
- Arboricultural Impact Assessment with tree survey, tree removal and protection plan prepared by Tree Logic.
- Dwelling Inspection and Condition Report by Gary Morris, Building Surveying and Design: It is described as an aged property in need of significant repair and remedial and upgrade works making the demolition remodelling a far more viable and energy efficient option.

3.0 Planning Authority Decision

3.1. Decision

By order dated 1st December 2025, the Planning authority issued notification of its decision to refuse permission for the stated reason:

- While the principle of a residential development on this site may be acceptable, it is considered that the provision of approximately 8 dwellings per hectare would represent underdevelopment of an existing, well-located and serviced site with reasonable access to public transport services in the area. It is considered that the proposal does not comply with the requirements of, inter alia, Policy Objective PHP18 of the County Development Plan 2022-2028, and Table 3.1 of the Compact Settlement Guidelines with regard to the density ranges applied to locations in Dublin classified as 'City - Urban/Suburban Extensions', which together seek to provide for higher densities, and more efficient use of scarce urban land. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Report: The planning report sets out a detailed list of development plan policies and standards that relevant to the proposal. It notes the acceptable nature in principle with the zoning objective and also notes policy preference for re-use rather than demolition unless significant increase in density.

3.2.2. While noting the generous exceedance of minimum standards and level of amenity with no lively adverse impacts on neighbours, the overall density is considered too low in the context of policies supporting higher densities for sustainable land use.

No substantive issues are considered to be raised by technical d departments of the planning authority or prescribed bodies. Issues can be addressed by conditions.

AA and EIAR are screened out.

3.2.3. Other Technical Reports

Transportation report:

- No objection subject to conditions.

EHO planning report:

- FI required in relation to A Construction Environmental Management Plan and Resource and Waste Management Pan,

Parks and landscaping

- Notes tree icon on the Development Plan map but the felling of a large number of trees. Concerns raised about the loss of sylvan character and potential to retain that character. Other issues raised about condition of an protection of remaining boundary trees
- A financial contribution condition in lieu of public open space is recommended.

Drainage:

- No objection subject to conditions

3.3. Prescribed Bodies

Uisce Eireann: No report to planning authority but details submitted with application include Pre-connection enquiry response: no objection in principle- connection available without infrastructure upgrade needed at time of enquiry.

3.4. Third Party Observations

None

4.0 Planning History

The subject site

PA ref. D24A/0576/WEB refers to a refusal of permission for demolition works (roof structure , external wall and amendment to elevation with extension with basement level for stated reason: Having regard to the nature of the proposed development, which the Planning Authority considers to be the demolition of the subject existing dwelling house and its replacement, would not be in accordance with Policy Objective CA6: Retrofit and Reuse of Buildings and Policy Objective PHP19: Existing Housing Stock – Adaptation, nor would it accord with the provisions of Section 12.3.9 Demolition and Replacement Dwellings of the Dun Laoghaire Rathdown County Development Plan 2022-2028, in that a strong justification has not been provided for the demolition of the existing dwelling on site, nor has it been demonstrated that the existing dwelling has fallen into such a state of disrepair to render it uninhabitable. Furthermore, the proposed development, if permitted, would set an undesirable precedent for the demolition of existing dwellings and would, therefore, be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and to the proper planning and sustainable development of the area.

Lands on opposite side of R118 :

An Bord Pleanála 301334 Strategic Housing Development - Permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 on a site comprising Kylemore, Woodlawn, Smallacre and Rockwinds, Church Road; and number 66 Watson Drive, Killiney, County Dublin., for demolition

of existing buildings and construction of 102 no. residential units, existing vehicular access to be replaced with pedestrian and cycle accesses. provision of new vehicular and pedestrian access route to serve the proposed development via Watson Road and all associated site works.

An Bord Pleanála 301128/ PA ref: D17A/0868 Permission for demolition of fire damaged 'Arranmore' (circa 229 square metres) and fire damaged shed (circa 13 square metres), and fire damaged 'San Michele' (circa 250 square metres) at Church Road; the closing up of three existing vehicular accesses onto Church Road, while maintaining one as pedestrian/cycle access. Construction of residential development with new vehicular access through Number 19 Watson Road, consisting of 42 number new residential units to include 18 number dwellinghouses comprising 8 number two-storey terraced three-bed Type A units, seven number three-storey terraced four-bed Type B units, two number three-storey semi-detached Type BB units, one number three-storey end of terrace four-bed Type B1 unit and 24 number apartments within two number four-storey Blocks C and D with Block C comprising four number one-bed units and 12 number two-bed units with balconies/terraces to south-east, north-west and south-west elevations and Block D comprising eight number two-bed units with balconies to north-east, south-east, north-west and south (ground floor only) elevations. Redesign of Number 19 Watson Road (circa 175 square metres) to include removal of part of the house to provide a new access road and provision of a new rear extension (redesigned unit to be circa 153 square metres). All associated site development, landscaping, boundary treatment works, services provision and ancillary site works, all on site of circa 0.9 hectares consisting of 'Arranmore' and 'San Michele', Church Road and Number 19 Watson Road, Killiney, County Dublin as amended by the revised public notice received by the planning authority on the 18th day of January, 2018.

Lands on East side of Church Road to south

South Lodge, Evergreen, The Moorings and Ash Meadow, at Church Road, Killiney, Co. Dublin.

An Bord Pleanála 300924/ PA ref D17A/0419 Permission for the demolition of 3 no. two storey and 1 no. single storey habitable houses (totalling approx. 1,511 sqm) and the construction of a total of 47 no. residential units comprising 15 no. three

storey three-bedroom terraced dwellings, 16 no. two-bedroom duplex apartments and 16 no. ground floor two-bedroom apartments under. The development will also include the retention of 1 no. existing access for pedestrian use at South Lodge; the modification of the existing access at Ash Meadow; the closure of 2 no. vehicle access points at Evergreen and the Moorings and the reinstatement of the footpath and boundary treatments, all onto Church Road; a single storey refuse store and all associated ancillary site development and landscaping works.

Site to north – Goldiwill, church Road.

PA ref D06A/0116 permission for 4 houses. This was subsequently amended and permitted (D15A/0116/An Bord Pleanála 244849)

Other

An Bord Pleanála 312789/ PA ref D21A/1013 Refusal of permission for Alterations to existing detached house and the construction of 3 new detached houses and ancillary and associated works. Lagduff, Church Road, Killiney, Co. Dublin. Reason was based on traffic safety by reason of intensification of traffic movements where sightlines inadequate.

A number of appeal decisions relate to infill development in the hinterland of Violet hill enclave to the south. There are also a number of decisions relating to the Harrow House and its grounds to the south – all of which have different contexts to the subject site.

5.0 Policy Context

5.1. Project Ireland 2040- National Planning Framework (1st Rev Aril 2025)

- 5.1.1. Part of the vision of the NPF is for more compact and sustainable development involving a greater proportion of residential and mixed- use development within the existing built-up footprints of our cities and towns. This is achieved through managing growth by directing significant amounts of new housing into existing built-up areas of cities, towns and villages and doing this particularly through infill and brownfield sites while the rest of new homes will be targeted on greenfield edge of

settlement areas. The NPF also sets out a number of National Strategic Outcomes which include Compact Growth and facilitating greater densities while delivering high quality design. Notably, Policy Objective 45 seeks to Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development.

5.2. **The Eastern and Midland Regional Assembly Regional Economic and Spatial Strategy 2019-2031**

5.2.1. These includes the following objectives:

- RPO 3.2 and RPO 3.3 seek to promote compact urban growth through development plan core strategies setting targets (at least 50% of new homes) within or contiguous to built-up areas and identifying regeneration areas (infill/brownfield) in line with ministerial housing guideline.
- RPO 4.3: Consolidation and Re-Intensification - Support the consolidation and re intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built-up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.

5.2.2. Section 5.2 emphasises the vision for Dublin of consolidating Dublin City and suburbs which underlines the spatial vision.

5.3. **Compact Settlement guidelines (CSGs)**

Overview

5.3.1. These guidelines replace the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued as Ministerial guidelines under Section 28 of the Act in 2009, which in turn replaced the Residential Density Guidelines issued in 1999. It is Government policy to support medium density 'own door' housing models in Ireland, alongside traditional housing and apartment developments. This policy is aligned to NPF priorities for compact growth through for example brownfield and infill development at scale at strategic and sustainable development locations

within the existing built up footprint in suburban areas and in alignment with Housing for All priorities to provide a greater range of housing options.

Density

5.3.2. The applicable density for suburbs in Dublin is contained in Table 3.1 - Areas and Density Ranges Dublin and Cork City and Suburbs

- City - Suburban/Urban Extension: Suburban areas are the lower density car-orientated residential suburbs constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to the greenfield lands at the edge of the existing built up footprint that are zoned for residential or mixed-use (including residential) development⁸. It is a policy and objective of these Guidelines that residential densities in the range **40 dph to 80 dph (net)** shall generally be applied at suburban and urban extension locations in Dublin and Cork, and that densities of up to 150 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8). Section 5.2 sets out how town door layout in low rise medium density housing models can achieve this density range.

Section 3.3.6 provides for exceptions : In the case of very small infill sites that are not of sufficient scale to define their own character and density, the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out in this Chapter.

Section 4 provides guidance on refining density by reference to accessibility, character amenity and natural environment.

5.3.3. Specific objectives for density and housing standards:

SPPR 1 - Separation Distance - ... When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of

habitable rooms and private amenity spaces. There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and 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 3 – Car Parking (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

SPPR 2 – Minimum Private Open Space standards for Houses are set at: 1 bed - 20 sq.m., 2 bed - 30 sq.m. 3 bed - 40 sq.m. 4 bed+ - 50 sq.m. Relaxation is provided for in certain circumstances. For example, 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.

5.4. Dun Laoghaire Rathdown County Development Plan 2022-2028 (CDP)

- 5.4.1. Zoning: Under this CDP, the site is zoned Objective A with the objective ‘to provide residential development and improve residential amenity while protecting the existing residential amenities.’
- 5.4.2. Housing: Relevant Chapters of the CDP for assessing housing at the subject site include Chapter 2 – Core Strategy, Chapter 3, Climate Action – demolition, Chapter 4 – Neighbourhood-People, Homes and Place, Chapter 8 – Green Infrastructure and Biodiversity, Chapter 10 – Environmental and Flood Risk, Chapter 12 – Development Management, Chapter 13 – Land Use Zoning and Chapter 14 – Specific Local Objectives. • Policy
- 5.4.3. Objective PHP18: Residential Density –it is a policy objective to:
 - Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter 12.

- Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.

5.5. Other guidelines

- Design Manual for Urban Roads and Streets (2013)

5.6. Natural Heritage Designations

5.6.1. The nearest sites are:

- Rockabill to Dalkey Island SAC Site Code (003000) c.3km.
- Dalkey Islands SPA site Code (4172) C.3km east of site.
- South Dublin Bay and River Tolka SPA Site Code (004024) 4km north of site.
- South Dublin Bay SAC Site Code (00210) c.4km north of site.

6.0 EIA Screening

- 6.1.1. 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 applicant has submitted a first party appeal against the decision to refuse permission. The appellant refutes the decision on the following basis:

- The planning authority has taken a rigid blanket approach to applying a higher density requirement for the site, without due regard to site context, pattern and character of development in the area and its capacity to absorb a higher density.
- The area is low density and suburban in character and plot division has taken place with comparable density levels as proposed.
- Higher density such as 15 units would be out of character and amount to overdevelopment given the immediate site context.
- Constraints on achieving high densities are acknowledged in the Compact Settlement Guidelines while achieving quality, design standards and integration.
- The proposal for three houses in place of one for an existing family who wish to stay in the local community is an appropriate and compatible form of intensification within an existing plot that accords with planning policy and incrementally meets an urgent housing need in a sustainable manner.
- The proposed design protects amenities of adjacent properties and the layout is consistent with the urban grain as defined by the plots on the east side of Church Road and therefore protects the character as is required in policy PHP18.
- The existing house is a family home the refurbishment of which has been refused permission. The proposal which is to provide for continued accommodation in 3 separate dwellings is now being refused, leaving the family in an untenable situation.

7.2. Planning Authority Response

In its response, the planning authority refers the Commission to the original planner's report on file and considers no new issues arise in the appeal.

7.3. Observations

None

8.0 Assessment

8.1. Issues

- 8.1.1. Having examined the application details, the reports of the planning authority, and having inspected the site, and having regard to relevant national and local level policy and statutory guidance, I consider that the substantive issue arising from the grounds of appeal relates to density.

8.2. Density

- 8.2.1. In this case the applicant is seeking to replace a single dwelling which is in need of extensive refurbishment and upgrading to the point that it is submitted to be uneconomical to retain. The proposal is for 3 houses in place of one, and on a site of 0.38 hectares this amounts to a density in the order of 8 dwellings per hectare which is considered excessively low by the planning authority. This is by reference to the provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028 (CDP) which seek higher densities generally (as expressed in PHP18) and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 (CSGs) and also having regard to the available services in this established suburban location.
- 8.2.2. While acknowledging the aim of both the development plan and national policy as expressed in the CSGs, the agent for the applicant makes the case that the level of intensification proposed is proportionate and appropriate and that an increase in density to a level of 40 dwellings per hectare is not, as it would require 15 units which would fail to integrate with the surrounding character and also fail to protect amenities for existing and future occupants.
- 8.2.3. In the first instance, I consider the principle of a higher density to be reasonable having regard to the location of the site in a suburban area that is serviced but characteristically low density and car oriented in its origins yet within walking distance of Killiney shopping centre among other services and also with bus services within 500m. In addition, it has a high standard of cycle paths and footpath along the Church Road fronting the site. In such areas classed as 'City- Suburban/Urban Extension' in the Compact Settlement Guidelines. It is stated that a density of 40-

80dph is generally applicable. A density of 8 falls short of the minimum level by a considerable magnitude. While the appellant makes a reasonable point that there are some site constraints in the immediate environs and on a site of this size, I do not consider the arguments stand up to scrutiny to support such a level of departure from the density guided.

8.2.4. In terms of local character, the appellant makes the case that the urban grain of the area in effect dictates a very low-density in redevelopment of the site. I have looked at both the surrounding environs and also the recent planning history. The nearest redeveloped plot (two plots north) is comparable in terms of size, dimensions and context and this provide for 4 no. three storey dwellings in place of one. The origins of this case dates back around 10 years and the more recent appeal decision relates to an amendment. Notably the decision in this case predates the Compact Settlement Guidelines which advocate higher densities while also relaxing quantitative standards and restricting car parking as measures to achieve a more compact form in suburban areas such as the subject site environs. However, the subject proposal with single and two storey houses compares less favourably as a form of dense urban development with the nearby redevelopment pre-dating the CSGs. In terms of more recent infill development, I note that significantly more compact schemes are being development along Church Road. I have cited these in the planning history. This is evident of an emerging new character in the area that should be referenced and reinforced in new redevelopment. I refer in particular to the potential for the site frontage which could for example absorb higher development – for example, 3 storey terracing of a medium density type would not be out of place.

8.2.5. The applicant further makes the case that the quality of design and amenity would be compromised by increasing the density. This is stated by reference to the standards in the publication, ‘Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities’ in respect of respect of opposing window distances for example. These Guidelines have however been revoked and replaced by the Compact Settlement Guidelines which relax quantitative standards. For example, the minimum separation distances between opposing habitable upper floor windows have been reduced from 22m to 16m. In any event however, given the height and orientation of adjacent property, it is difficult to see how generous distances and privacy could not be maintained by increasing density.

8.2.6. In addition to the opportunity to increase height in whole or in part in the site and also having regard to the revised minimum requirements for open space and maximum provision for car parking at a rate of 2 spaces per dwelling, there would appear to be considerable opportunity to increase the compactness and footprint of development from the extent proposed and in a layout that incorporates expansive curtilages and low rise development. I refer to the urban forms in Figure 5.1 of the CSGs as denser formats for example.

8.2.7. I therefore concur with the decision of the planning authority that a density in the order of 8 dwellings per hectare would represent underdevelopment of an existing, well-located and serviced site with reasonable access to services and public transport in the area and having regard to the CSGs density ranges as guided in Table 3.1 for such suburban areas. Permission would I consider therefore undermine the achievement of higher densities by itself, and by the precedent permission would set in the application of the CSGs for such areas. The proposed development would therefore be contrary to Objective PHP18: Residential Density wherein it is a policy objective to:

- Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter 12.
- Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.

8.2.8. Furthermore, in a scenario that involves the demolition of dwelling house, in the absence of a significant densification is, the proposal in this context, is unwarranted. It would appear the opportunity to maximise the efficient use of service land, in view of the foregoing assessment, has not been reasonably availed off and the proposal would not therefore constitute a sustainable form of development. The demolition in this regard would be contrary to the provisions of the CDP in section 3.4 which states 'where an existing building cannot be incorporated into a new layout and the development facilitates a significant increase in density, demolition may be

considered to be acceptable to the Planning Authority (See also Section 12.3.9. Demolition and Replacement Dwellings).

- 8.2.9. In respect of the matter of providing housing for the existing family in residence, this could still be achieved by building additional dwellings albeit of a different design and in a different layout. The opportunity for even more houses in the locality by providing for higher densities, I consider counters this point. There are also indirect benefits from freeing up larger family homes by providing for downsizing in newbuild smaller dwellings. I note the planning authority refers to the even greater opportunities for maximising density by amalgamating the plot with an adjoining site. However, I note the house to the north is undergoing renovations and an extension and is unlikely therefore to redevelop in the near future- although I say this without prejudice. The applicant has indicated no interest in speculative development and in the context of an perhaps implied expectation to increase the site, I do not consider refusal of permission based on piecemeal development for a site of 0.38hectares with road frontage to be reasonable, notwithstanding the potential economies of scale of a larger site.
- 8.2.10. In view of the foregoing, I consider it reasonable that permission be refused based on the excessively low density of housing which is contrary to both development plan policy and national policy and guidance.

9.0 Water Framework Directive

- 9.1.1. The site is in a suburban setting served by existing drainage and water supply infrastructure and to which connections are feasible without upgrading of the public network. The Drainage Division of the planning Authority has no issues or objections.
- 9.1.2. There are no watercourses on or adjacent the site. The nearest classed waterbody in the EPA portal is the is The Kill of the Grange Stream_010 is situated circa 900m to the west which is separated by extensive urban development. The Southwestern Irish Sea Killiney Bay (HA10) Coastal waterbody is located 1.7km to the east of the site. The underlying ground water body is Wicklow (EU Code: IE_EA_G_076) which is assigned a status of 'Good' but 'at risk' of not meeting WFD objectives.

- 9.1.3. There is no Hydrological connection possible to the surface waterbodies through run-off and on-site drainage discharging to surface water. With embedded Best Practice no seepage to groundwater is likely. The proposal and for 2 additional houses on a residential service site is small in scale. Accordingly, works are unlikely to pose any risk to water quality or at least any greater risk than may exist at present. The pathway to surface waters, groundwater and the Irish sea is very weak, and residual pollutants would be dissipated by virtue of distance and assimilative capacity in waters that have at least good status.
- 9.1.4. Having assessed the proposed development and 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 and having further considered the nature, scale and location of the project, I consider that the proposal can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 9.1.5. The reason for this conclusion is as follows:
- the scale and nature of both the proposed residential re-development in an urban serviced area
 - the distance from the nearest water bodies and the lack of hydrological connections
- 9.1.6. I therefore 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.

10.0 AA Screening

10.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

10.2. The closest European Sites, part of the Natura 2000 Network, are the Rockabill to Dalkey Island SAC (Site Code 003000) and Dalkey Island SAC (Site Code 004172) both to the east and South Dublin Bay and River Tolka Estuary SPA (Site Code 004024) and South Dublin Bay SAC (Site Code 000210) are both approximately 4km to the north of the development site.

10.3. The proposed development comprises the demolition of an existing dwelling on a serviced urban site and its replacement with the construction of 3 new dwellings amounts to less than 700sq.m. in total in addition to associated site works. The access road is aligned with the existing entrance and driveway. No streams/watercourses are identified on or adjacent to the site. The drainage and environments division of the planning authority have raised no concerns. 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.

10.3.1. This is based on:

- The absence of any ecological pathway from the development site to the nearest European Sites
- Scale nature of the development site and location of the development in a fully developed and serviced urban area
- Location-distance from nearest European sites

10.3.2. I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects Rockabill to Dalkey Island SAC (Site Code 003000), South Dublin Bay and River Tolka SPA (Site Code 004024), Dalkey Islands SPA (Site Code 004172) Rockabill to Dalkey Island SAC Site Code (003000), South Dublin Bay SAC Site Code (00210) or any other European site.

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

11.0 Recommendation

11.1. I recommend that the decision of the planning authority be upheld and that permission be refused based on the following reason and considerations.

12.0 Reasons and Considerations

- 1) Having regard to the suburban character and pattern of development and recent planning history in the area and to Table 3.1 of the Compact Settlement Guidelines with regard to the density ranges applied to locations in Dublin classified as 'City - Urban/Suburban Extensions', it is considered that the provision of approximately 8 dwellings per hectare would represent underdevelopment of an existing, well-located and serviced site with reasonable access to public transport services in the area and that the proposed development would undermine the achievement of higher densities contrary to the aims of Policy Objective PHP18 of the Dun Laoghaire County Development Plan 2022-2028, which seeks to Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter and encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has

influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Suzanne Kehely

Senior Planning Inspector

2nd April 2026

Appendix 1 - Form 1- EIA Pre-Screening

An Bord Pleanála Case Reference	PL-500487-DR-25		
Proposed Development Summary	Demolition of dwelling and development of 3 houses with associated site works on a site of c. 0.38hectares.		
Development Address	Noel Lodge, Church Road, Killiney, Co. Dublin		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	Class 10(b)(i) 'Construction of more than 500 dwellings units' Class 10(b)(iv) 'urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required
No	X		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	3 dwellings is significantly below the 500 dwelling threshold. As a 0.38hectare urban site surrounded by development, the scale of the development is	Preliminary examination required (Form 2)

		significantly below the threshold of 10 hectares for built up areas..	
5. Has Schedule 7A information been submitted?			
Yes		Screening Determination required	
No	X	Screening determination remains as above (Q1 to Q4)	

Inspector: _____

Date: _____

Appendix 2 - EIA Preliminary Examination – Form 2

An Bord Pleanála Case Reference	PL-500487-DR-25
Proposed Development	Demolition of dwelling and development of 3 houses with associated site works on a site of c. 0.38hectares.
Development Address	Noel Lodge, Church Road, Killiney, Co. Dublin
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations. This preliminary examination should be read with, and in the light of, the rest of the Inspector’s Report attached herewith.</p>	
<p>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).</p>	<p>The proposed development involves demolition of a house and and construction of 24 no. dwelling units, and all associated site works. The size of the development is not exceptional. in the suburban densifying context. The development would not result in the production of significant waste, emissions, or pollutants. It is within the development area and is serviced.</p> <p>Any construction impacts would be local and temporary in nature, and the implementation of a standard Construction Management Plan with monitoring will satisfactorily address potential impacts.</p> <p>Operational waste will be managed by an Operational Waste Management Plan.</p> <p>The site is not at risk of flooding.</p> <p>There are no SEVESO/COMAH sites in the vicinity of this location.</p> <p>The site coverage represents a moderate intensification of building footprint and does not involve the use of substantial natural resources by itself to give rise to significant risk of pollution or nuisance. The development,</p>

	<p>in overall terms, by virtue of its type and scale, does not pose a risk of major accident and/or disaster, or is it vulnerable to climate change. The proposal presents no likely risks to human health or any localised adverse impact on residential amenity.</p>
<p>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).</p>	<p>The site is not located within a designated protection area for a natural landscape, habitat or any species.</p> <p>There are no archaeological sites on this disturbed site. Potential findings can be addressed by pre-development assessment.</p> <p>The development will have access to existing services and a soak pit is proposed for run-off in a low site coverage development.</p> <p>The site is served by a local urban road network and is about 1km from the nearest shop and a bus service is nearby the site. Vehicular traffic impact on carrying capacity of the local road network is likely to be negligible.</p>
<p>Types and characteristics of potential impacts (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>The proposed development does not involve a significant change in the local landscape in terms of terrain or building form. Trees have already been felled. The main impact is from loss of mature boundary vegetation which can be addressed by planning conditions to preserve remaining trees. The Parks and Landscaping Division of the PA have raised issues in this regard. The dwellings would not be visually incongruous in the wider context. Construction works will be temporary.</p> <p>Accordingly, having regard to the nature of the proposed development, its location relative to sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no</p>

	potential for significant effects on the environmental factors listed in section 171A of the Act.	
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	Yes or No
There is no real likelihood of significant effects on the environment.	EIA is not required.	Yes
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.	No
There is a real likelihood of significant effects on the environment.	EIAR required.	No

Inspector: _____ **Date:** _____

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

(only where Schedule 7A information or EIAR required)