



Inspector's Report

PL-500674-DR-26

Development	Change of use from office building to accommodation for homeless people.
Location	Cranford House, Stillorgan Road, Dublin 4
Planning Authority	Dún Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D25A/0687/WEB
Applicant	Nightpond Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	John Connolly Cranford Hall (Management) Designated Activity Company David O'Brien Maeve Giltinane Michael Gibbons
Observer	Siobhan Magee
Date of Site Inspection	7th April 2026
Inspector	Suzanne White

Table of Contents

1.0	Site Location and Description	3
2.0	Proposed Development.....	3
3.0	Planning Authority Decision	3
4.0	Planning History.....	7
5.0	Policy Context.....	9
6.0	EIA Screening.....	14
7.0	The Appeal	14
8.0	Assessment	19
9.0	AA Screening.....	31
10.0	Water Framework Directive.....	31
11.0	Recommendation.....	32
12.0	Reasons and Considerations	32
13.0	Conditions.....	32
	Appendix 1: Form 1 EIA Pre-Screening	35

1.0 Site Location and Description

- 1.1. The subject appeal relates to an existing two storey detached office building, Cranford House, and a separate area of car parking located to the west of the building. The site is situated within the Donnybrook area of South Dublin.
- 1.2. The site is located within the Cranford Court development, which comprises a four storey apartment building that wraps around Cranford House on three sides. There are greenspaces, footpaths and vehicular access surrounding Cranford House, which do not form part of the application site boundary. A tennis court is located to the north east of the Cranford Court apartment building, also outside the application site boundary.
- 1.3. Beyond Cranford Court to the northeast is a two storey apartment building, Cranford Hall, and an estate of two storey detached houses called The Elms. To the west, across Cranford Court road, is The Elm Park Golf and Sports Club. To the east and southeast, beyond Cranford Court, are residential roads of generally two storey dwellings, together with some higher density residential and commercial units also.
- 1.4. The site is accessed from Stillorgan Road (R138), via Cranford Court road, on the northeastern side of the UCD flyover. An existing parade of shops, Cranford Centre, is located c. 65m to the southwest of the site. Bus stops are located c. 170m and 200m from Cranford House, serving several routes towards Dublin City Centre, Dun Laoghaire and Ballywaltrim.

2.0 Proposed Development

- 2.1. The proposed development relates to the change of use of an existing building in office use to accommodation for homeless people. The proposal would provide 41no. bedspaces, 8no. car parking spaces, 14no. cycle parking spaces and enclosed bin storage.

3.0 Planning Authority Decision

- 3.1. **Decision**

The Planning Authority resolved to grant planning permission, by order dated 22nd December 2025, subject to four conditions.

3.1.1. Conditions

Condition 2 requires the provision of additional staff facilities, including management office, staff WCs, showers, changing and drying facilities with lockers.

Condition 4 requires that no advertising sign or structure is erected without the prior agreement of the Planning Authority, unless it comprises exempted development.

3.1.2. Further information

Prior to making a decision on the application, the Planning Authority requested further information from the applicant on the 28th October 2025. The further information request related to:

- the number of existing homeless accommodation facilities with the surrounding area;
- details of the day-to-day management of the proposed facility;
- the standard of accommodation for intended occupiers; and
- cycle parking provision.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

The main points of the initial Planner's Report, dated 28th October 2025, may be summarised as follows:

- The proposed use can best be classed as a 'Residential Institution', which is defined under Section 13.2 of the County Development Plan as 'A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, nursing home'. Residential institution is permitted in principle within the 'A' zoning objective.
- Homeless accommodation provision is supported by Policy Objective PHP32. Regard had to Section 5.5.5 of the Government's adopted national strategy, 'Housing for All' 2021 and to the Regional Spatial and Economic Strategy which

refers to the 'Homeless Action Plan 2022-2024, a Framework for Dublin'. The report concludes that the proposed development of a homeless hub is acceptable in principle within zoning objective 'A'.

- Change of use from office accommodation is considered acceptable, noting that office use (of more than 200sqm) is generally not permitted on 'A' zoned lands.
- Having regard to the Department of Housing, Planning and Local Government 'Guidelines for Development of New Emergency Accommodation' (Sept 2022). Given that the proposed facility, is described as transitional accommodation, amenity standards should at least meet, if not exceed, the standards of the Guidelines for Emergency Accommodation.
- The proposed development is considered to be suitable in terms of location and some residential facilities having regard to the Guidelines for Emergency Accommodation. The proposed development is not considered to be suitable in terms of: the proposed mix of single person and family accommodation; the lack of management/staff facilities; and certain accommodation standards including room occupancy, accessible room provision, lighting, open space, waste storage etc. Further information required in this regard.
- Notes concerns raised with regard to neighbouring residential amenity and considers that details of management of the facility are required in order to assess the impact. Potential overlooking deemed possible to mitigate by requiring opaque glazing to the bathroom windows involved.
- No visual impact on the amenities of the area identified given no external alterations indicated.
- The maximum parking allowance for the site and use is 22no. spaces. The provision of 12no. spaces is considered acceptable given the nature of the use and position of the site adjacent to the Bray to City Centre Core Bus Corridor. Further details required in order to determine applicable cycle parking requirement.
- Notes third party submissions received raising a concern regarding an infringement on their Right of Way to the existing footpath on site. The Report refers to Section 5.13 of the Development Management Guidelines for Planning

Authorities 2007 and concludes that the right of way issue is not a material consideration to be assessed as part of this application.

- The Report also notes the issue of works already undertaken at the property in a number of submissions, which the applicant has stated are exempt development under Section 4(1)(h). The Report states that the Planning Authority can only consider the development as proposed.

The main points of the Planner's Report, dated 22nd December 2025, following receipt of further information may be summarised as follows:

- The Report notes that the further information response has confirmed that there are no other homeless facilities within a 750m radius of the subject site and, on this basis, is satisfied that the proposed development would not result in an overconcentration of the proposed use within the area.
- Having regard to the operational plan submitted by the applicant as further information, the Report states that the Planning Authority is satisfied that the management of the facility on a day-to-day basis will be adequate, though note that no drawings have been submitted to show the inclusion of management/staff facilities. The Report concludes that these details can be required by condition.
- The Further Information response confirms that the future occupants will be single women over the age of 25years only. This is welcomed by the Planning Authority. The Report concludes that the proposal is acceptable in terms of sleeping accommodation, sanitary provision, bin storage, internal shared facilities and external communal space. In respect of external space, which comprises the surrounding green space and a separate tennis court, it is stated that the Planning Authority is satisfied that the applicant has the relevant legal interest to provide these, based on the Deeds submitted by the applicant as further information.
- The Planner's Report is satisfied with the provision of 14no. long-term and 3no. short term bicycle parking spaces, in lieu of 4no. car parking spaces.
- The Report concludes that the proposed development would not adversely impact on the residential amenity of adjacent properties by reason of residential

density, overshadowing, overlooking or overbearing appearance, that it would not detract from the character of the surrounding area and would be in accordance with the provisions of the Development Plan.

- Requirement for Appropriate Assessment screened out. The need for Environmental Impact Assessment excluded at preliminary examination.

3.2.2. Other Technical Reports

- Environmental Enforcement/Waste Management: no objection subject to conditions in respect of noise impact, odour/air quality and operational waste management.

3.3. **Prescribed Bodies**

No reports on file.

3.4. **Third Party Observations**

The Planning Authority received 28no. third party submissions relating to the application.

4.0 **Planning History**

Appeal site:

D07A/0434: Permission granted (28/05/2007) for a sign at high/first floor level, illuminated from above, to the side (west facing elevation) of Cranford House.

D06A/0328: Permission granted (28/04/2006) for alterations and extensions, which will consist of construction of first floor extension to the side over the existing single storey link between the main building and the existing two storey side annexe, creating an additional 17.85 sq.m. of office and staff kitchen area, demolition of the existing chimney to the existing two storey side annexe bricking up the existing external door and forming a new windows, both at ground floor to east elevation of main building.

92A/1874: Permission granted for change of use of existing mews from residential to general offices.

Section 5 Referrals

REF11024: Section 5 referral in respect of the temporary change of use from office space to residential use to house displaced persons at ground floor and first floor levels of Cranford House under Class 20F of the Planning and Development (Exempted Development) (No. 4) Regulations 2023. Proposed works include minor changes internally and no works are proposed to the external fabric of the existing building. Decision: Exempt.

Nearby sites:

ABP-310792-21 (D20A/0759): permission granted for the provision of a new vehicular access arrangement; landscaping; 12 no. ancillary surface car parking spaces; 16 no. cycle parking spaces and all associated site works above and below ground in respect of a proposed new crèche facility on the adjoining lands to the west (Cranford Lodge). Site address: C. 0.06 ha site, part of Lands at Cranford Court, (paved area adjoining the eastern boundary wall of, Cranford Lodge, no 188, Stillorgan Road, Dublin 4).

D25A/0814/WEB: development at this c. 0.06 ha site, part of Lands known as Cranford Court (paved area adjoining the eastern boundary wall of Cranford Lodge, No. 188, Stillorgan Road, Dublin 4). The development will consist of the provision of a new vehicular and pedestrian access arrangement; landscaping; 2 no. ancillary surface car parking spaces (Inc. 1 no. accessible ambulance parking space); 1 no. EV charging point; and all associated site works above and below ground. The development is proposed in respect of a proposed new crèche facility on the adjoining lands to the west (Cranford Lodge). The Planning Authority requested further information from the applicant on the 19th December 2025.

PRR 5207/25: permission granted by Dublin City Council for the change of use of the habitable house to a childcare facility. The proposed development includes the demolition of c. 17.2 sq m of the existing house and construction of an extension of c. 138 sqm extension to the south of the property to facilitate use as a childcare facility, bringing the total proposed floor area to 183.6 sq m. The development will include the provision of internal circulation areas and all ancillary staff and childcare facilities and

staff offices; plant; green roof; boundary treatments and landscaping; signage; ancillary play area and all associated site works above and below ground.

ABP-317742-23: BusConnects Bray to City Centre Core Bus Corridor Scheme, approved with conditions.

ABP-311585-21 (D21A/0667): permission granted for 2-6 storey student accommodation facility with 125 no. student bed spaces at 1&3 Woodbine Road, Booterstown, Blackrock, Co. Dublin.

5.0 Policy Context

5.1. Project Ireland 2040 - National Planning Framework – First Revision – April 2025

The NPF includes a Chapter, No. 6 entitled ‘People, Homes and Communities’. It sets out that place is intrinsic to achieving good quality of life.

National Policy Objective 43 seeks “to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.”

National 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.”

In respect of homelessness, Chapter 6 of the NPF states:

Increasing housing supply remains the principal solution to resolving homelessness. Housing for All provides four pathways to achieving four overarching objectives one of which is Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion. Each of the pathways contains a comprehensive suite of actions to achieve these Housing Policy Objectives.

5.2. Section 28 Ministerial Guidelines

The following is a list of section 28 Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

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

5.3. Regional Spatial and Economic Strategy for the Eastern & Midland Region 2019-2031

The RSES provides a development framework for the region, including a specific Metropolitan Area Strategic Plan (MASP) covering Dublin City and suburbs (which the appeal site is located within). Accordingly, certain regional policy objectives are applicable to the proposed development, including RPOs 4.3 (relating to the consolidation and re-intensification of brownfield/infill sites), 5.3 (facilitating sustainable travel patterns) and 9.6 (supporting local authorities and other agencies in addressing homelessness).

Chapter 9 of the RSES states, in respect of homelessness:

The issue of homelessness is a critical challenge facing the Region into the future and is the first pillar of Rebuilding Ireland, the State's response to the need to accelerate housing supply in Ireland. The National Statement on Housing Need and Demand points to the fact that the homelessness problem has been increasing. Although the EMRA does not have an active role in the delivery of housing or in the provision of support services for homeless persons and families, the RSES will set the context for overall housing provision in the Region in the most sustainable locations, within which local authorities and other agencies and bodies will deliver homeless services and accommodation.

5.4. Development Plan

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 is the operative development plan for the area. Proposed Variation No.1 to the CDP, responding to the publication of the National Planning Framework (NPF) First Revision was published on the 18th December 2025. On 21st April 2026, Dun Laoghaire Rathdown Council resolved to make the Variation with material alterations. The Material Alterations and any associated SEA/AA will be placed on public display before being

considered by the Council again. A date has not yet been set for this consultation period.

Chapter 13 – Land Use Zoning

The site is zoned 'A' with the zoning objective "*to provide residential development and improve residential amenity while protecting the existing residential amenities*".

According to Table 13.1.2, relating to the 'Objective A' zoning, 'Residential' and 'Residential Institution' are permitted in principle within the 'A' zoning. 'Open to consideration' uses within the 'A' zoning include: Aparthotel, Guest House, Hotel/Motel, Caravan park – residential, Residential – build to rent and Student Accommodation.

Residential is defined in Section 13.2 of the Plan as: "*The use of a building or part thereof including houses, apartments, flats, bed sitters, etc., designed for human habitation.*"

Residential Institution is defined in section 13.2 of the Plan as: "*A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, nursing home.*"

Section 13.1.5 Not Permitted / Other Uses - Uses which are not indicated as 'Permitted in Principle' or 'Open for Consideration' will not be permitted. There may, however, be other uses not specifically mentioned throughout the Use Tables that may be considered on a case-by-case basis in relation to the general policies of the Plan and to the zoning objectives for the area in question.

Chapter 4: Neighbourhood - People, Homes and Place

Overarching Policy Objective PHP1:

That increased delivery of housing throughout the County will be subject to the Strategic Policy Objective to:

- Align with the provisions of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy. |
- Accord with the Core Strategy set out in Chapter 2, the Housing Strategy and Housing Needs Demand Assessment for the County in Appendix 2 and/or the provisions of the future Regional Housing Need Demand Assessment. |

- Embed the concept of neighbourhood and community into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation, and employment opportunities.

Policy Objective PHP13: Equality, Social Inclusion and Participation

It is a Policy Objective to promote equality and progressively reduce all forms of social exclusion that can be experienced because of gender, gender identity, marital status, family status, age, race, religion, disability, sexual orientation, nationality, homelessness and membership of the Traveller Community and promote active participation consistent with RPO 9.1 and RPO 9.2 of the RSES.

Policy Objective PHP32: Homeless Accommodation

It is a Policy Objective to support the provision of homeless accommodation and/or support services throughout the County.

The supporting text at Section 4.3.2.8 states: proposals for such facilities should not result in an overconcentration in one area and should not unduly impact upon existing amenities. As a partner with the other Dublin Local Authorities in the shared services provided by the Dublin Region Homelessness Executive it is an objective to implement the actions of the 'Homeless Strategy National Implementation Plan' and the 'Homeless Action Plan Framework for Dublin 2019- 2021'. Proposals for homeless accommodation or support services within DLR shall have regard to the requirements of the Dublin Region Homeless Executive.

Chapter 5: Transport and Mobility

Policy Objective T1: Integration of Land Use and Transport Policies

It is a Policy Objective to actively support sustainable modes of transport and ensure that land use and zoning are aligned with the provision and development of high quality public transport systems. (Consistent with NSO 1, NPO 26 of the NPF, 64,

RPO 4.40, 5.3, 8.1 and Guiding Principles on Integration of Land Use and Transport of the RSES).

Chapter 12: Development Management

12.3.4.7 Refuse Storage and Services

12.3.5.2 Separation Between Blocks

12.4.5 Car Parking Standards:

12.4.5.1 Parking Zones: (ii) Zone 2

12.4.5.2 Application of Standards (1) Assessment Criteria for deviation from Car Parking Standards

12.4.6 Cycle Parking

12.6.8.2 Signage

12.8.3 Open Space Quantity for Residential Development

12.9 Environmental Infrastructure

DLRCC 'Standards for Cycle Parking and associated Cycling Facilities for New Developments January 2018'.

5.5. Natural Heritage Designations

The subject site is not located within a designated site. The nearest Natura 2000 and nationally designated sites are as follows:

- South Dublin Bay and River Tolka Estuary SPA (004024) and South Dublin Bay SAC & pNHA (000210) c. 0.9km to the northeast
- Rockabill to Dalkey Island SAC (003000) c. 8.3km to the east
- Dalkey Islands SPA (004172) c. 8.7km to the southeast
- Wicklow Mountains SAC (002122) c. 9.1km to the southwest
- Wicklow Mountains SPA (004040) c. 9.2km to the southwest

- Glenasmole Valley SAC & pNHA (001209) c. 11.6km to the southwest
- Crand Canal pNHA (003104) c. 3.2km to the northwest
- Dodder Valley pNHA (000991) c. 7.9km to the southwest

6.0 EIA Screening

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

7.0 The Appeal

7.1. Grounds of Appeal

Five 3rd party appeals were received. The appellants are occupiers of Cranford Court and the management companies of Cranford Court and Cranford Hall. The grounds of appeal may be summarised as follows:

Open space

- Lack of open space on site and locally to serve occupiers of the building. The right of access of the applicant/future occupiers of the building to use the green spaces surrounding it is disputed by residents of Cranford Court apartments adjacent. The open space is in ownership of the Management Company of the apartments. The site is not near existing public open spaces.
- The application boundary does not include the open space area.

Nature of the proposed development

- The proposed use is not residential institution. It is a sui generis or Class 6 use. Therefore it is not an 'open to consideration' use within the applicable zoning objective and a grant of permission is a material contravention of the Development Plan.

- Lack of detail of ancillary works proposed. No external works noted. Lack of clarity as regards works already done and those proposed.
- Lack of detail of day-to-day operation and management of the facility. Insufficient to assess compliance with guidelines e.g. provision of cleaner's store, storage, staff facilities. The submitted plans indicate no on-site management planned. Details of site management should not be deferred to post-decision. An operational management plan should be required prior to occupation.
- The site is not near any facilities such as a town or village centre with shops and services.
- 750m is insufficient distance to consider over-concentration of the use. The area should include nearby centres.
- Lack of second means of escape, contrary to building regulations.
- Lack of details of capacity of existing services to serve the development i.e. foul and stormwater systems.
- Concerns at intensification of the use, increased density on site and potential turnover of residents. Maximum occupancy should be controlled by condition.
- The proposed development cannot operate without vehicular access.

Neighbouring residential amenity

- Concern at potential takeover/loss of/degradation of open space surrounding the building which is used by occupiers of Cranford Court and deficiency of open space to serve Cranford Court.
- The Planning Authority decision does not include measures to exclude future residents of Cranford Lodge from the open space owned by Cranford Court.
- Loss of privacy and amenity to Cranford Court residents, including due to proposed CCTV
- Noise and light pollution impacts. Increased activity.
- Introducing high occupancy accommodation facility will change the nature of the existing residential environment.

- No assessment has been undertaken in relation to impacts on safety locally. Concerns in relation to anti-social behaviour and persistent congregation and lack of management structure to enforce issues.
- Insufficient assessment of waste management, vermin control, management of external areas.
- Request noise and amenity protection measures, waste and public realm controls and ongoing monitoring.

Other

- The deeds submitted by the applicant as further information to the Planning Authority were not made available on the Council's website or to members of the public viewing the hard copy file.
- Planning Authority relies on advisory notes over conditions.
- Conditions can't be used to remedy fundamental deficiencies.
- EIA screening lacks adequate reasoning.
- The proposed development will result in an impact on property values locally.

7.2. Applicant Response in the case of a 3rd Party Appeal

The Applicant's response to the grounds of appeal may be summarised as follows:

Nature of the development

- Confirms that refurbishment works have been carried out at the property and states that these constitute exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- The applicant describes the proposed development as a Homeless hub providing transitional, supported accommodation for homeless persons. They consider that the proposal is in accordance with NPF, RSES and Development Plan policy by providing homeless accommodation on a site that is well served by existing public transport, services and infrastructure. They also note that the proposal would make efficient use of an existing building.

- The applicant notes that 'Residential' and 'Residential Institution' are 'Permitted in Principle' within the 'A' zoning and therefore the proposed use is considered to be permissible on the site.
- In relation to overconcentration, the applicant notes that the Planning Authority did not specify a radius from the site to be assessed for similar facilities and that none is stated in the DLR Development Plan 2022-2028. The applicant instead used the 750m distance required by the current Dublin City Council Development Plan. They add that the Dublin Region Homeless Executive has confirmed that no other facilities are located within 750m of the subject site. The map submitted as Further Information to the Planning Authority is stated to have been prepared by the Executive.

Access to Open Space

- Contends that the proposed development has the legal right to access the communal spaces that surround Cranford House and the tennis courts to the northeast. As set out in the conveyance dated 8th September 1980 (submitted to the Planning Authority as further information) the property benefits from several easements, rights and privileges set out in the first schedule of the deed. Residents of the building would have access to the communal amenity area adjoining the building and to the tennis courts.
- The applicant states that no communal space is proposed within the curtilage of the site but that there is sufficient public open space located in the surrounding locality, including Merrion strand beach (1km), Blackrock Park (2km) and Deer Park (1.65km).
- The applicant maintains that site meets the requirements of the Guidelines for Emergency Accommodation with regard to proximity to recreation facilities.

Operation of the Development

- In relation to concerns raised in respect of the operation of the development, the applicant refers to the Operational Management Plan submitted to the Planning Authority as further information. They state that the facility will operate on a 24hour basis, with two staff on duty at all times, supported by additional part-time cleaning and maintenance personnel.

- Security is managed through continuous staff presence, CCTV monitoring, electronic key fob access control, anti-social behaviour policies, and a complaints procedure to address noise and behavioural issues.
- It is stated that on-site facilities include a management office, storerooms, utility room, reception area, interview room, staff lockers and changing room, dedicated food storage, staff WCs and washrooms and secure cycle parking with shower and drying facilities.
- It is stated that the end operator, Nightpond Limited, is responsible for all on-site management, tenancy coordination with the DRHE, maintenance, health and safety compliance and resident welfare.
- The applicant states that provision has been made for management facilities including a community/meeting room and toilets.
- The applicant states that, if the Commission is concerned about management, that a pre-commencement condition be attached in this regard.
- The applicant notes that the proposed development will discharge foul and stormwater to the existing public mains and states that there is sufficient capacity.

Procedural issues

- Issues raised in relation to the deed not being available to view on the planning file and the Planning Authority not treating the further information submitted by the applicant as significant, requiring re-notification, are outside the applicant's control and are decisions for the Planning Authority.
- The applicant maintains that works recently carried out to the interior of the building comprise refurbishment works and are exempt under Section 4(1)(h) of the Planning and Development Act 2000, as amended.
- The applicant notes that there is no obligation on applicants to engage with local residents when preparing a planning application.

Standard of accommodation

- The applicant maintains that the proposed accommodation meets all requirements of the Guidelines for Emergency Accommodation, including communal areas, minimum floor areas, storage etc.
- The applicant maintains that all requirements in relation to Part B (fire safety) and Part M (disabled access) of the Building Regulations are met by the proposals.

7.3. Planning Authority Response

The Coimisiún is referred to the previous Planner's Report. It is considered that the grounds of appeal do not raise any new matter which, in the opinion of the Planning Authority, would justify a change of attitude to the proposed development.

7.4. Observations

One observation was received, from a resident of Cranford Court. The majority of issues raised in the observation are covered in the grounds of appeal. In addition, the observation raises concern that access routes and circulation spaces for the proposed development have not been clarified and will rely on and intrude on the private property of Cranford Court.

8.0 Assessment

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

- Principle of development
- Suitability of the existing building and location for the proposed use
- Impact on the amenity of adjoining occupiers
- Other issues

I note that consideration was given to other relevant matters as part of the Local Planning Authority's assessment of the application, including visual impact, the internal standard of accommodation, cycle and car parking. The Planner's Report

considered that the proposed development was acceptable in reference to the objectives of the Development Plan and to the Guidelines for New Emergency Accommodation (2022) regarding these matters, subject to conditions, and I concur with that assessment.

8.1. Principle of development

- 8.1.1. The grounds of appeal contest whether the proposed use is in accordance with the zoning objective for the site. They state that it is not a residential institution but is either a Class 6 use or sui generis and, consequently, could constitute a material contravention of the Development Plan.
- 8.1.2. The applicant's response to the grounds of appeal states that 'Residential' and 'Residential Institution' are 'Permitted in Principle' within the 'A' zoning and therefore the proposed use is considered to be permissible on the site. The Planning Statement submitted by the applicant with the application describes the development as a Homeless Hub providing transitional accommodation for homeless persons. It is stated that residents of the facility are generally expected to stay for 6 months at least, that the applicant will be responsible for the operation of the facility and that bookings/tenancies will be made directly between the applicant and the Dublin Region Homeless Executive. I note also that the Operational Plan, submitted as further information to the Planning Authority, confirms that no care is provided to residents and that the proposed use does not fall under Class 9, Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended).
- 8.1.3. The Planner's Report finds that the proposed use can best be classed as a 'Residential Institution', which is defined under Section 13.2 of the County Development Plan as 'A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, nursing home'. Residential institution is permitted in principle within use table 13.1.2 of the Development Plan, relating to 'A' zoned lands.
- 8.1.4. The description of development in the planning application is for "Change of use from office building to accommodation for homeless people". The application description does not refer to a residential institution or hostel.
- 8.1.5. The site is zoned 'A' with the objective "*to provide residential development and improve residential amenity while protecting the existing residential amenities*". As

noted above, Residential Institution is a 'Permitted in Principle' use within this zoning objective. The definition of 'residential institution' set out in Section 13.2 of the DLR Development Plan includes 'hostel'. Having regard to the proposed development as described in the documentation which constitutes temporary (albeit generally of 6 months minimum stay), shared accommodation with no care or meals provided, I consider that the proposed use would be a type of hostel. Based on the information submitted, I note that tenancies/bookings would be made on behalf of occupants by the DHRE, that residents would be required to adhere to a set of rules/guidelines for the operation of the building and that a level of supervision is proposed, with staff on site at all times. As such, I consider that the use as described exhibits characteristics of a residential institution. Overall, therefore, I consider that the proposed use would be acceptable in principle within the 'A' zoning of the site.

- 8.1.6. Should the Commission consider that the use does not fall within the scope of the term 'hostel', I draw attention to Section 13.1.5 of the DLR Development Plan which identifies that there may be uses not specifically mentioned in the Use Tables (Tables 13.1.2-13.1.19) that may be considered on a case-by-case basis in relation to the general policies of the Plan and to the zoning objectives for the area in question. In this regard, I note that the proposal relates to accommodation of persons generally for 6 months or more. While residents would share facilities and there would be staff on site 24/7, residents would live independently. I consider that the proposed use is a residential type use, in a similar way to student accommodation which is an 'open for consideration' use within the 'A' zoning. Subject to the consideration of other relevant objectives and standards of the Development Plan, particularly those related to the protection of existing residential amenities, I consider that the proposed use can be considered under the 'A' zoning of the lands.

8.2. Suitability of the existing building and location for the proposed use

- 8.2.1. A number of issues raised in the grounds of appeal relate to the suitability of the existing building and location for the proposed use. The issues raised include potential overconcentration of the proposed use, lack of services locally to support the use, lack of availability of recreation facilities and open spaces for occupiers and lack of staff/management facilities on site.

Overconcentration

- 8.2.2. The grounds of appeal state that 750m is insufficient distance to consider over-concentration of the use and that the area should be expanded to include nearby centres.
- 8.2.3. In this regard, the DLR Development Plan 2022-2028 does not include any guidance as to the number or proximity of services that would constitute an overconcentration. The map submitted by the applicant as further information to the Planning Authority showed that there were no other homeless services within 750m radius. It was stated that this information was provided by the Dublin Region Homeless Executive. I have checked the planning register for Dun Laoghaire-Rathdown and Dublin City Council and as of 23rd April 2026, no new homeless services were granted permission within 750m of the appeal site since the date of the Planning Authority's decision.
- 8.2.4. Having regard to the relatively small scale of the proposed accommodation, with a capacity of 41no. persons, its nature as transitional accommodation, its location within a serviced urban area and the absence of any other homeless accommodation or support services within a distance of 750m of the appeal site, I consider that the proposed development would not result in an overconcentration of such facilities.

Availability of services locally

- 8.2.5. An issue raised in the grounds of appeal is the lack of services locally to support the proposed development.
- 8.2.6. Regard is had to the Guidelines for the Development of New Emergency Accommodation (September 2022) which is referred to by all parties to the appeal. The Guidelines for Emergency Accommodation (2022) set a limit of 1km or at the very most 1.5km in well built-up areas for access to public transport, shops, recreation and centres of employment. In this regard, I note that there is a local parade of shops, Cranford Centre, located c. 60m to the west of the Cranford House. The site has access also to high frequency bus services from the bus stops located c. 120m/170m to the southwest.
- 8.2.7. The applicant, in their grounds of appeal, lists shops and other services, including health services and supermarkets within 1.5m of the site. The Planner's Report notes

that the site is located within 1.5km of 3no. neighbourhood centres. With regard to recreation facilities, the site is c. 1.5km walking distance to Booterstown Nature Reserve and c. 1.9km to Merrion Strand.

8.2.8. Overall, I consider that the location meets the requirements of the Guidelines for Emergency Accommodation and is suitable for the proposed use.

Open space availability

8.2.9. A key issue raised in the grounds of appeal is the lack of open space on site and locally to serve occupiers of the building and the related issue of the right of access of the applicant/future occupiers of the building to use the green spaces surrounding it.

8.2.10. The Guidelines for Emergency Accommodation, in relation to temporary emergency accommodation, states that private amenity space is not envisaged, but that access to a shared open space or garden or convenience to a public park should be considered, particularly for family accommodation. The proposed development has been described as transitional accommodation with residents, all single females of 25+years, generally staying at least 6 months and, therefore, I consider it reasonable to expect that the proposed development would at least match the requirements of the Guidelines for Emergency Accommodation. I consider that the proximity of the appeal site to high frequency bus services is a relevant consideration in the evaluation of convenience of access to a public park.

8.2.11. The application site does not include any external amenity space. However, the applicant maintains that the users of Cranford House have right of access to the communal spaces that surround Cranford House and the tennis courts to the northeast. The 3rd party appellants, in their grounds of appeal, state that these open spaces are in the ownership of the Management Company of Cranford Court and dispute the right of access to Cranford House occupants.

8.2.12. In response to a request for further information from the Planning Authority on the issue of access to open space, the applicant submitted a copy of deeds to the property, and these form part of the application file. I note that the deeds are listed as

an attachment to the applicant's response to the grounds of appeal, but were not attached.

- 8.2.13. The details submitted as further information to the Planning Authority comprise a conveyance document dated 8th September 1980 relating to Cranford House (the Red House). The document indicates that the purchaser of Cranford House, their successors and tenants have the right to pass and repass over the green spaces surrounding Cranford House at any time and for all purposes connected with the use and enjoyment of the premises. In relation to the tennis courts, the purchaser, successors and tenants have the right to go enter and be on the courts and to use the same as tennis courts.
- 8.2.14. One of the 3rd party appellants, Gibbons & Associates on behalf of Michael Gibbons and Cranford Society Limited, have included as part of their grounds of appeal a deed map dated 1989 which highlights only the pedestrian access to Cranford Court road associated with Cranford House, however the corresponding deed has not been submitted. I note that neither side has submitted a report from a solicitor providing a comprehensive assessment of the extent of rights held by the owner/occupiers of Cranford House. The deed submitted by the applicant, to my understanding, indicates a right to cross the green areas surrounding Cranford House, and a more extensive right to be on and use the tennis courts. The tennis courts are c. 1084sqm in area. These would be shared with the residents of Cranford Court.
- 8.2.15. I note that the Guidelines for Emergency Accommodation do not set an absolute requirement for open space on site, however it is expressed as being desirable and, given that the proposed accommodation is of at least 6months duration, I consider that it is preferable that some open space is available to residents in proximity to Cranford House. Though not directly applicable, the Communal Open Space standards of the Development Plan, set out in Section 12.8.3.2, require 4sqm for a studio unit.
- 8.2.16. Based on the documentation on file, the applicant has the necessary legal interest to enable residents the use of the tennis courts, at least. The site is located within 1.5km of Blackrock Reserve public open space, c.1.4km of UCD Sports and Fitness and benefits from the proximity of high frequency bus services providing access to a wide range of amenities and services. Overall, therefore, I am satisfied that the

proposed development would provide adequate amenity for residents in terms of access to recreation facilities and open space.

8.2.17. On a related point, an issue raised in the grounds of appeal is that there is a lack of a second means of escape from the building, contrary to the building regulations. The applicant, in their response to the grounds of appeal, states that all requirements in relation to Part B (fire safety) and Part M (disabled access) of the Building Regulations are met by the proposals. On review of the floorplans submitted with the application, I note 4no. external doors at ground floor level and 1no. external door and stair at first floor level, all existing. Based on the deed submitted by the applicant, the right to pass over the green spaces surrounding the building has been demonstrated. I consider therefore that the proposed development is acceptable in terms of fire safety.

Standard of accommodation

8.2.18. The Planner's Report carried out a detailed assessment of the internal standard of accommodation of the building, having regard to the Guidelines for Emergency Accommodation, concluding that the proposed development met or exceeded the requirements set out therein. I concur with that assessment on the whole, though I note that a wardrobe is indicated in front of the window of the accessible bedroom. This can be addressed by condition. I note also that the supporting text to Policy Objective PHP32, at Section 4.3.2.8, states that proposals for homeless accommodation within DLR shall have regard to the requirements of the Dublin Region Homeless Executive (DRHE). In this regard, I consider that it is relevant to have regard to the 'Quality Standards Providers of Private Emergency Accommodation - Dublin Region' (2022), prepared by the DRHE. Of relevance to the assessment of the suitability of the proposed building and external environment, Theme 3: Safe Services of the document requires that "*Physical environments have regard to the needs of service users and provide adequate and clean accommodation, free from hazard.*" Having regard to the foregoing, I consider that the proposed development would meet this requirement and would, therefore, be in accordance with Policy Objective PHP32 in this regard.

Staff/management facilities

- 8.2.19. The grounds of appeal also raise concern at the lack of details submitted with regard to staff/management facilities, e.g. provision of cleaner's store, storage, staff facilities, on site.
- 8.2.20. The Guidelines for Emergency Accommodation state that provision needs to be made for management facilities to accommodate the number of staff likely to be on duty at any time. It is stated that facilities usually include a meeting room, manager's office and staff toilet. In larger facilities, where the meeting room cannot be so used, separate rooms for individual consultation on medical or rehousing matters may be required. An extent of storage for furniture, bedding and linen should be included (unless provided off site) along with the provision of at least one cleaner's stores (depending on the size of the emergency accommodation) preferably with wash down facilities.
- 8.2.21. The applicant, in their response to the grounds of appeal, state that on-site facilities include a management office, community/meeting room, storerooms, utility room, reception area, interview room, staff lockers and changing room, dedicated food storage, staff WCs and washrooms and secure cycle parking with shower and drying facilities. The submitted plans show a meeting room on the ground floor, separate to the living room, and two store rooms within the attic space. The Planner's Report on Further Information noted that no drawings were submitted to show the inclusion of management/staff facilities, but concluded that these details can be required by condition. Condition 2 of the Planning Authority's decision requires that dedicated staff facilities including a management office, staff WCs, showers, changing and drying facilities including lockers shall be provided, without any reduction in facilities for residents.
- 8.2.22. Based on 2no. staff on site at any time and noting that cleaning/maintenance staff will be on site on a regular basis, and having regard to the Guidelines for Emergency Accommodation and the size of the facility, I consider that a management office, staff WC, shower and changing facilities should be provided. The attic floorspace has a headheight of 2.1m and would not therefore be suitable for a management office or staff facilities. In any case I consider that it would be preferable for the management office to be located on the ground floor, near the building entrances and communal areas. Having regard to the proposed floorplans, I consider that the most appropriate

location for a management office/staff facilities would be in the position of the laundry/sanitary facilities on the ground floor beside the pedestrian entrance, however it may be impractical to move/amend the layout of the laundry room and sanitary facilities. Consequently, I recommend that a condition is attached which requires the omission of Bedroom No.2 or equivalent area.

8.2.23. Overall, having regard to the assessment above and subject to appropriate conditions, I consider that the proposed development would be acceptable in terms of the services and standard of accommodation for future residents and staff and would not result in an overconcentration of homeless facilities in the local area.

8.3. Impact on the amenity of adjoining occupiers

8.3.1. The grounds of appeal raise a number of concerns in relation to the potential impact of the proposed development on the amenity of adjoining occupiers, including loss of privacy and amenity, takeover/loss of/degradation of open spaces, noise and light pollution impacts, increased density and intensification of use, anti-social behaviour, persistent congregation and management of waste and vermin.

8.3.2. The initial Planner's Report identified that potential overlooking could be mitigated by requiring opaque glazing to the bathroom windows in Cranford House and sought the submission of an operational management plan as part of a further information request to the applicant. Following receipt of further information from the applicant, the Planner's Report concluded that the Planning Authority was satisfied that the management of the facility on a day-to-day basis will be adequate, though recommended that details of management/staff facilities was required by condition. The Report concludes that the proposed development would not adversely impact on the residential amenity of adjacent properties by reason of residential density, overshadowing, overlooking or overbearing appearance, that it would not detract from the character of the surrounding area and would be in accordance with the provisions of the Development Plan.

8.3.3. With regard to impacts on the privacy of adjoining occupiers, the only windows at first floor level within Cranford House that are positioned within 22metres of Cranford Court are those serving sanitary facilities and circulation space in the eastern portion of the building. These windows are at an oblique angle to those in Cranford Court,

thereby reducing the potential for overlooking, and those on the northern side of the building are partially screened by existing trees. As identified in the Planner's Report, potential loss of privacy due to overlooking from these windows can be mitigated by a requirement for obscure glazing to the sanitary facilities rooms, which can be secured by condition. The appellants also raise concern in respect of loss of privacy due to proposed CCTV cameras. The applicant's operational management plan states that internal and perimeter CCTV is proposed. No details of the proposed placement of CCTV were submitted as part of the application. I consider that it would be reasonable for the development to include CCTV. In the event of a grant of permission, it would be appropriate to require details of any proposed CCTV to be submitted to and approved in writing by the Planning Authority.

- 8.3.4. A number of the issues raised in the grounds of appeal relate to the intensity of the proposed use and to the operational management of the facility. An operational management plan was submitted by the applicant as further information to the Planning Authority.
- 8.3.5. With regard to the intensity of the use, whilst the occupancy of the building for the proposed use would be higher than a standard residential use, having regard to the urban context within which the site is located and to the density of surrounding development, I consider that the increase in occupiers and staff on site is modest in the context. Moreover, the proposed development relates to an existing building which was previously occupied as office space and, before that, residential use. The turnover of occupants is also raised as a concern in the grounds of appeal. In this regard, as the facility is intended to provide transitional accommodation, with a general duration of at least 6 months, and having regard also to the relatively modest number of occupants on site, I do not envisage that turnover would result in a nuisance to adjoining residents.
- 8.3.6. The applicant refers, in their response to the grounds of appeal, to the submitted Operational Management Plan submitted to the Planning Authority. They state that the facility will operate on a 24hour basis, with two staff on duty at all times, supported by additional part-time cleaning and maintenance personnel. They add that security is managed through continuous staff presence, CCTV monitoring,

electronic key fob access control, anti-social behaviour policies, and a complaints procedure to address noise and behavioural issues.

- 8.3.7. I note that, although the facility is described as 24 hour, according to the operational management plan, it is proposed to implement a 11pm curfew for residents. Two members of staff will be on site at all times. The service provider states that staff carry out regular monitoring of the building and local area and that residents can be transferred due to poor behaviour. It is also stated that a complaints procedure will be available to local residents. I consider that the measures set out in the operational management plan are sufficient to mitigate potential adverse impacts on adjoining residents arising from the day-to-day running of the facility. Subject to the provision of an updated operational management plan with contact details in the event of complaints, I consider that the operation of the proposed development would not give rise to a material adverse impact on the amenity of local residents.
- 8.3.8. The grounds of appeal raise concerns that the proposed development may result in the takeover/loss of/degradation of open space surrounding Cranford House. In this regard, section 5.13 of the Development Management Guidelines is relevant, which states that the planning system is not designed as a mechanism for resolving disputes about title to land or premises or rights over land; these are civil matters between the parties and fall outside the scope of the appeal.
- 8.3.9. Concern was also raised with regard to waste management and control of vermin. I note that details of waste storage were submitted by the applicant as part of their further information response to the Planning Authority. As part of that response, an enclosed bin storage area was added to the proposed plans, in place of car parking spaces on Cranford Court road, in proximity to Cranford House. As the proposed use is a type of residential use, and given that bin storage is to be provided and also noting that the operational plan includes measures for the cleaning of the facility and management of waste, I consider that the proposed development would be acceptable in terms of waste management.
- 8.3.10. Overall, having regard to the foregoing assessment and subject to a condition requiring an updated operational management plan, I conclude that the proposed development would not give rise to a material negative impact on neighbouring

amenity. The proposed development would therefore be in accordance with Policy Objective PHP32.

8.4. **Other issues**

- 8.4.1. An issue raised in the grounds of appeal is the lack of detail of ancillary works proposed, as listed in the description of development. The plans submitted with the application do not indicate any external works, either to the building or external areas. However, the scheme as amended under further information submitted to the Planning Authority includes cycle parking and bin storage. In any case, the planning application relates only to those works indicated in the description of development and shown on the submitted plans.
- 8.4.2. Concern was also raised in the grounds of appeal in relation to works already carried out internally to the building. The applicant, in their response to the grounds of appeal, maintains that works carried out to the interior of the building comprise refurbishment works and are exempt under Section 4(1)(h) of the Planning and Development Act 2000, as amended. My assessment above considers the development as described in the application documents and which was the subject of the Planning Authority's decision. The matter of enforcement, if it arises, falls under the jurisdiction of the planning authority.
- 8.4.3. I note concerns raised in relation to the deed submitted by the applicant as further information not being available to view on the planning file and the Planning Authority not treating the further information submitted by the applicant as significant. In terms of these procedural matters, I note that both were considered appropriate by the Planning Authority. I am satisfied that this did not prevent the concerned parties from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.
- 8.4.4. I note the concerns raised in the grounds of appeal in respect of the devaluation of neighbouring property. However, having regard to the assessment and conclusion set out above, I am satisfied that the proposed development would not seriously injure the amenities of the area to such an extent that would adversely affect the value of property in the vicinity.

9.0 AA Screening

9.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, 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 on any European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

9.2. This determination is based on:

- the nature and scale of the proposed development, which relates to the change of use of an existing building and minor development works;
- the absence of any ecological pathway from the development site to the nearest European Sites;
- the distance of the site from the nearest European sites; and
- the AA screening determination of the Planning Authority.

9.3. 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.

10.0 Water Framework Directive

10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.

10.2. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.

10.3. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.

10.4. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

11.1. I recommend that permission is granted.

12.0 Reasons and Considerations

Having regard to the Objective 'A' zoning of the site "to provide residential development and improve residential amenity while protecting the existing residential amenities", to Policy Objective PHP32 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which supports the provision of homeless accommodation throughout the County, to the nature and scale of the proposed development and the characteristics of the surrounding area, it is considered that, subject to conditions, the proposed change of use of the existing building to accommodation for homeless people would not seriously injure the amenities of the area or of property in the vicinity, is consistent with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and is therefore 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 3rd day of December 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. Prior to the commencement of the development the applicant shall submit to the Planning Authority for written agreement an amended ground floor plan that omits Bedroom 02 (or an equivalent area) as indicated on drawing no. RFI.03A received by the planning authority on the 3rd day of December 2025 and this area shall be redesigned to provide for appropriate management and staff facilities (including management office, staff WC, shower and changing facilities) required to serve the development.

Reason: To provide for appropriate management and staff facilities for the development as referred to at 'General Standards and Provisions' of the 'Guidelines for Development of New Emergency Accommodation' (Department of Housing, Planning and Local Government September 2022).

3. Prior to the commencement of the development, the developer shall submit for the written agreement of the planning authority, an updated site operational management plan for the development including a complaints procedure (with contact details for the management of the facility) available to local residents. The development shall be operated in accordance with the agreed site operational management plan.

Reason: To ensure the satisfactory ongoing management and maintenance of the development, and to protect the residential amenities of the area.

4. The proposed bicycle parking and bin storage, as indicated on drawing no. RFI.04 received by the planning authority on the 3rd December 2025, shall be installed prior to commencement of the development.

Reason: To ensure that adequate bicycle parking and bin storage provision is available to serve the proposed development, in the interest of sustainable transportation and residential amenity.

5. The glazing to all sanitary facilities rooms shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

6. Details of any external proposed signage, lighting and CCTV cameras shall be first submitted to the planning authority for written agreement.

No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of clarity, visual and residential amenity.

7. Prior to the commencement of development, a revised ground floor layout plan shall be submitted, showing the layout of Accessible Bedroom 01 rearranged so that the windows are clear of obstruction.

Reason: In the interests of clarity and residential amenity.

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.”

Suzanne White
Planning Inspector

28th April 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500674-DR-26
Proposed Development Summary	Change of use from office building to accommodation for homeless people.
Development Address	Cranford House, Stillorgan Road, Dublin 4
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to	State the Class here

be requested. Discuss with ADP.

No, it is not a Class specified in Part 1. Proceed to Q3

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?

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.

Yes, the proposed development is of a Class and meets/exceeds the threshold.
EIA is Mandatory. No Screening Required

Yes, the proposed development is of a Class but is sub-threshold.
Preliminary examination required. (Form 2)
OR

If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: Suzanne White

Date: 28th April 2026