



An
Coimisiún
Pleanála

Inspector's Report

PL-500862-DN-26

Development	Detached bungalow with vehicular entrance and all associated site works.
Location	Site rear of 62 and 62A, Glasnevin Avenue, Dublin 11.
Planning Authority	Dublin City Council North.
Planning Authority Reg. Ref.	3471/25
Applicant(s)	William Salinger.
Type of Application	Permission.
Planning Authority Decision	Grant Permission with Conditions
Type of Appeal	Third Party
Appellant(s)	Eamon & Breege Looby Anthony & Caroline McGinness Sandra & Thomas Devlin.
Observer(s)	None on file relating to appeal.
Date of Site Inspection	19 th May 2026.

Inspector

Des Johnson

1.0 Site Location and Description

- 1.1. The site is located on the eastern side of Willow Park Avenue to the rear and north of 62A Glasnevin Avenue, and south of 122 Willow Park Avenue in Glasnevin, Dublin 11.
- 1.2. The houses on Glasnevin Avenue and Willow Park Avenue are two-storey. It appears that the site originally formed part of the rear garden to 62 and 62A Glasnevin Avenue. Immediately to the north of the site there are gates leading to lands giving access to an ESB Networks site. On the opposite side of this section of Willow Park Avenue, roughly opposite the appeal site, there is a single storey dwelling and access.
- 1.3. There are double yellow lines along this section of Willow Park Avenue but parking availability on its western side. There is a continuous white line along part of Willow Park Avenue, but this does not extend as far as the site frontage.

2.0 Proposed Development

- 2.1. The proposal is for a detached bungalow with vehicular entrance, and all associated site works. The floor area proposed is stated to be 85sqm and site area is 248sqm. The proposed plot ratio is stated to be 0.3 and site coverage is 0.3. It is proposed to connect to existing public services.
- 2.2. The proposed bungalow main front elevation is set back 1930mm from the front site boundary, between 1873mm and 4466mm from the northern site boundary, 4689mm from the eastern site boundary, and 1596mm from the southern site boundary. One car parking space is shown to the northern side of the bungalow. Rear open space of 66sqm is shown to the rear of the bungalow. The ground finished level is 100.3 relative to the adjoining carriageway which is shown as 100.00.
- 2.3. The proposed bungalow has two bedrooms, kitchen and dining, living room, utility room and bathroom all off a central hallway. The height is 4.736m to central ridge and 2.954m to eaves. Proposed finishes are brick to front elevation, sand and cement render to other elevations, and tiles to roof.

3.0 Planning Authority Decision

3.1. Decision

The planning authority granted permission subject to 10 conditions.

3.1.1. Conditions

The conditions relate to the following:

1. Compliance with lodged plans and as stated in the public notices etc.
2. Financial contribution in respect of public infrastructure and facilities
3. Finishes
4. Naming and numbering
5. Drainage requirements
6. Requirements relating access
7. Compliance with Codes of Practice from Drainage Division, Transportation Planning Division, and Noise and Air Pollution Section.
8. Hours for site and building works
9. Noise control during construction and demolition phases
10. Avoidance of debris etc.

3.2. Planning Authority Reports

3.2.1. Planning Reports

This is a disused parcel of land between 62A Glasnevin Avenue and 122, Willow Park Avenue. The area is characterised by two-storey semi-detached houses and there are examples of similar sites in the area which have been developed for residential use. Three submissions were received objecting to the proposed development, and these were considered in the overall assessment of the proposal. The proposal is 'permissible' under the Z1 zoning subject to compatibility with other policies and objectives of the Development Plan. Permission was granted for two-bedroom detached bungalow on this site under Ref: 1283/05 and Ref: 2755/12. The most recent proposal for a three-bedroom, dormer bungalow under Ref: 4025/24 (ACP 320984) was refused. Concerns were raised regarding the height of the proposed dwelling and distance from the rear

garden wall of 60, Glasnevin Avenue to the east. Also, the provision of open space was considered to be of poor quality. The proposal refused permission had a floor area of 130sqm and a height of 6.3m, whereas the current proposal is for a floor area of 85sqm and a maximum ridge height of 4.736m. The reduction in height is welcomed by the planning authority. The site is suitable for infill/backland housing having regard to its location and proximity to existing services. The proposed depth of the rear garden has been increased to 4.689m from the c.3m depth proposed under 4025/24. The Development Plan allows for a relaxation of rear garden length provided that the proposed dwelling would not adversely affect adjoining residential amenity. The limitation of the open space provided would not be to such a degree as to render it a poor amenity for future residents and is offset by the quantum of space provided. By reason of its single storey nature and the context of the site, there would not be an unreasonable impact on the visual and residential amenity of adjoining property. The principle of a vehicular entrance at this location was previously granted. There is a street tree and utility pole in the grass verge to the south of the proposed vehicular entrance. A condition can be attached to ensure that the vehicular entrance complies with Development Plan requirements.

3.2.2. Other Technical Reports

- Transport Planning Division – recommended grant subject to condition.
- Drainage Division – no objection subject to compliance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

3.3. **Prescribed Bodies**

None.

3.4. **Third Party Observations**

None relating to appeal but three appeals.

4.0 Planning History

- 4.1. Ref 320984-24 -permission refused on the subject site for detached bungalow with vehicular entrance on to Willow Park Avenue and all associated site works, for reason that the proposed development would be excessive for the site and have an overbearing impact on adjacent residential development, and would provide a low level of residential amenity for future residents in terms of the quality of private open space.
- 4.2. Reg Ref: 2755/12 – permission granted for a two-bedroom detached bungalow with vehicular and pedestrian entrances on to Willow Park Avenue, and all ancillary works at this site.
- 4.3. Reg Ref: 3597/11 – permission refused for a two-bedroom detached bungalow for reason of deficiency in private open space for existing adjoining houses at 62 and 62A. Undesirable precedent for sub-division of rear gardens. Contrary to zoning objective.
- 4.4. Reg Ref: 1283/05 – permission for two-bedroom detached bungalow and vehicular entrance to the rear of 62, Glasnevin Avenue.
- 4.5. Reg Ref: 0257/03 – Permission for two-storey dwelling to the side of 62, Glasnevin Avenue.

5.0 Policy Context

5.1. Development Plan

The Dublin City Development Plan 2022-2028 is the statutory plan for the area.

The site is zoned Z1 with the objective *to protect, provide and improve residential amenities*.

Policy QHSN6 relates to Urban Consolidation. It is policy to promote and support residential consolidation and sustainable intensification through the consideration of proposals for infill development and backland development etc.

Policy QHSN10 refers to Urban Density. It is policy to promote residential development at sustainable densities throughout the city.

Section 15.5.2 refers to Infill Development. Consideration of proposals include respecting and complementing the prevailing scale, mass and architectural design in the surrounding townscape, and demonstrating a positive response to context including characteristic building plot widths, architectural form and the materials and detailing of existing buildings, where these contribute positively to the character and appearance of the area.

Section 15.11.3 refers to Private Open Space. Private open space for houses is usually provided by way of private gardens to the rear of a house. A minimum standard of 10 sq. m. of private open space per bedspace will normally be applied. A single bedroom represents one bedspace and a double bedroom represents two bedspaces. Generally, up to 60-70 sq. m. of rear garden area is considered sufficient for houses in the city. These standards may be relaxed on a case by case basis subject to a qualitative analysis of the development.

Section 15.13.3 refers to Infill/Side Garden Housing Developments. Development of a dwelling in the side garden of an existing house is a means of making the most efficient use of serviced residential lands. Such developments on suitable sites, and to a high standard of design, can constitute valuable additions to the residential stock.

5.2. **Relevant Ministerial Guidelines**

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024). These Guidelines are made under Section 28 of the Planning and Development Act 2000, as amended. Planning Authorities and An Coimisiún Pleanála are required to have regard to the Guidelines and apply any specific planning policy requirements in the carrying out of their functions.

SPPR 1 – Separation Distances

Statutory Development Plans shall not include an objective in respect of minimum separation distances that exceed 16m between opposing windows serving habitable rooms at the rear or side of houses above ground floor. There shall be no specific minimum separation distance at ground floor level or to the front of houses in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

SPPR 2 – Minimum Private Open Space Standards for Houses

Policy that proposals for new houses meet the following minimum private open space standards:

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

5.3. **Natural Heritage Designations**

South Dublin Bay & River Tolka Estuary SPA & pNHA – c.4.5km to the south-east.

6.0 **EIA Screening**

6.1. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required

7.0 **The Appeal**

7.1. **Grounds of Appeal**

The grounds of appeal for the three appeals may be summarised as follows:

- The plot has been subject to multiple applications. Planning permission was refused under Ref: 3597/11 for a dwelling with a height of 5.64m because of negative impact on neighbouring properties private open space resulting in poor residential amenity, as well as overshadowing as a consequence of the proposed height of the dwelling. Planning permission was subsequently granted for a two-bedroom bungalow with a maximum height of 4.18m (Ref: 2755/12).
- The proposed height is substantially more than that granted under Ref: 2755/12. There are concerns regarding negative impact on privacy and amenity. There would be excessive overshadowing.

- A grant of permission would set an unfair, unjust and dangerous precedent.
- There are concerns that the proposed dwelling is being located less than 15 metres from the rear facades of 62 and 62A, Glasnevin Avenue. The proposed rear garden is less than a minimum depth of 7 metres and would impact on the privacy and daylight access to the neighbouring properties. The proposed development is not consistent with Chapter 15 of the Dublin City Development Plan 2022-2028.
- The proposed development is out of scale compared to existing properties in the locality. All other similar developments have low pitch roofs. The proposal would not be in alignment with the visual appearance of similar properties in the locality. There are concerns regarding negative impact on aesthetics, privacy and daylight. The proposal would be detrimental to the character of the area.
- The development has the potential to negatively impact on property values in this area
- The proposed vehicular access is on to a road that was never designed to have the capacity to accommodate the resulting traffic volumes of development in the area. It struggles with existing volumes of traffic. Any increase in pedestrian and vehicular traffic, and increased parking on this road would have significant consequences for the safety of pedestrians and other road users. It has double yellow lines on one side and a full white line in the centre.
- The appellant was informed some 20 years ago that any proposal for a dormer bungalow would be untenable and would change the amenities of neighbouring properties. This rationale remains constant.
- The proposed development will impact on trees on the public road.
- The applicant and his daughter intend to run a creche from this site and there is concern that the increased roof height relates to this. There should be a condition imposed on any permission restricting the permission to residential purposes only, and prohibiting any future conversion of the attic space into living space
- The appellants are not opposed to a single-storey bungalow with a low pitch roof and single vehicle access

7.2. Applicant Response

This may be summarised as follows:

- The site is zoned Z1 with the objective *to protect, provide and improve residential amenities*
- The proposed vehicular entrance is 3m wide and complies with Development Plan requirements
- Private Open Space is provided primarily to the rear in the form of a narrow rectangular shaped strip with surplus green spaces to the sides and front. The total quantum of private open space is stated to be 66sqm. The proposed depth of the rear garden is 4.689m. The excess in quantum of private open space offsets the confined layout of the rear garden
- Compared to a previously granted permission on this site in 2012, the proposed development is 556mm higher. The house is designed to the recommended pitch for a tiled roof under Building Regulations
- The proposed development would have no overbearing effect on 62A Glasnevin Avenue and would not have any impact on 124, Willow Park Avenue.

7.3. **Planning Authority Response**

7.4. The planning authority requests the Commission to uphold the decision. If permission and retention is granted Conditions should be attached relating to Financial Contribution and Naming and Numbering.

7.5. **Observations**

None on file relating to appeal.

8.0 **Assessment**

8.1. The proposal is for a detached two-bedroom bungalow with vehicular access on to Willow Park Avenue and all associated site works. The floor area proposed is stated to be 85sqm and site area is 248sqm. The proposed height is 4.736m to central ridge and 2.954m to eaves. Proposed finishes are brick to front elevation, sand and cement

render to other elevations, and tiles to roof. It is proposed to connect to existing public services.

- 8.2. The planning authority granted permission subject to 10 conditions.
- 8.3. There are three Third Party appeals submitted from local residents. These raise a range of issues including the height and design of the proposed bungalow, lack of consistency with Chapter 15 of the Development Plan, loss of privacy and amenity for adjoining properties, private open space provision, property value, impact on trees and safety of pedestrians and other road users.
- 8.4. I consider that the key planning issues are as follows:
- Policy
 - Planning History
 - Visual and Residential amenities
 - Private Open Space Provision
 - Vehicular Access
 - Other Issues

Policy

- 8.5. The site is in an area zoned Z1 (Sustainable Residential Neighbourhoods) In the Dublin City Development Plan 2022-2028, with the objective *to protect, provide and improve residential amenities*. The proposed development is 'permissible' in this zoning subject to compliance with other policies and objectives of the Plan.

It is Plan policy (Policy QHSN6) to promote and support residential consolidation and sustainable intensification through the consideration of proposals for infill development and backland development etc. As expressed in Section 15.13.3 the planning authority favourably considers the development of infill housing on suitable sites and considers this to be a sustainable use of land and urban infrastructure. The suitability of a site is dependent on meeting criteria listed in the Plan including the impact on the residential amenities of adjoining sites.

Planning History

- 8.6. The planning history relating to this site is detailed in Section 4 of this report. The principle of developing a detached bungalow on this site was established under Reg Ref: 1283/05 and Reg Ref: 2755/12. The 2012 permission was granted following the submission of Further Information. The Further Information submitted was for a bungalow 4478mm in height to main ridge (Condition 1 of that permission requires the permission to be carried out in accordance with Further Information submitted on 09/08/12. This appears to be an error as the Further Information was submitted on 29/08/12).
- 8.7. In February 2025, permission was refused on appeal on the subject site for a detached bungalow with vehicular entrance on to Willow Park Avenue and all associated site works, for reason that the proposed development would be excessive for the site and have an overbearing impact on adjacent residential development, and would provide a low level of residential amenity for future residents in terms of the quality of private open space. The bungalow refused permission had a main ridge height of 6.3m and a floor area of 130sqm.

Visual and Residential Amenities

- 8.8. The predominant house type in this vicinity is two-storey. There is a low-level single storey bungalow on the opposite side of the road to the subject site, behind a c.2m high wall. The subject site is bounded to the roadside frontage by a high wall. The site is on a short road linking Glasnevin Avenue and Willow Park Avenue. There are no listed views or prospects impacting the site. I consider that the proposed dwelling, with a maximum ridge height of 4736mm and floor area of 85sqm, would not have an adverse impact on the visual amenities or character of this residential area.
- 8.9. The proposed bungalow has a west-east orientation. The only window proposed in the northern elevation is serving a bathroom. A bedroom and kitchen window face east, and patio doors serving the kitchen face north. I consider that there is no potential for undue overlooking or loss of privacy to adjoining properties arising from the proposed single-storey bungalow.
- 8.10. The proposed bungalow has a main ridge height of 4736mm. The is c.258mm higher than the bungalow permitted in 2012 (permission now expired). The relationship of the proposed bungalow to 62A Glasnevin Avenue is illustrated on the section drawing submitted with the application. Having regard to the separation of the proposed

bungalow from adjoining residential properties, and the orientation of the proposed development relative to those properties, I conclude that no significant overshadowing would arise.

- 8.11. In conclusion on this issue, I consider that the proposal would not give rise to injury to the residential amenities of the area.

Private Open Space

- 8.12. Private amenity space stated to be 66sqm is proposed to the rear of the proposed dwelling. This significantly exceeds the minimum requirement of 30sqm set out in SPPR 2. These Guidelines are made under Section 28 of the Planning and Development Act 2000, as amended. Planning Authorities and An Coimisiún Pleanála are required to have regard to the Guidelines and apply any specific planning policy requirements in the carrying out of their functions. The depth of the open space is 4.689m. The open space faces east. The planning authority considers that the excess in quantum of open space offsets any limitations arising from the confined layout of the space. I agree with this conclusion as I consider that the proposed development would not have any undue effect on adjoining residential amenity.

Vehicular Access

- 8.13. One on-site parking space is proposed to the north of the proposed dwelling. The vehicular access to this space would be adjacent to the existing entrance gates to the ESB Networks lands adjoining. The appellants contend that there would be potential danger to the health and safety of pedestrians and other road users. I consider that the principle of vehicular access at this location was established under the 2012 permission relating to the site.
- 8.14. The Transportation Planning Division report recommends permission subject to condition. The requirements have been included as a condition of the permission granted by the planning authority.
- 8.15. On this issue, I do not consider that the proposed vehicular and pedestrian accesses, designed in accordance with the planning authority requirements, would give rise to public safety issues.

Other Issues

- 8.16. Appellants contend that the proposed development could have an adverse impact on property values but there is no evidence submitted to support this contention. In these circumstances, I find no reason to conclude that the proposed development would adversely impact property values.
- 8.17. The grounds of appeal contend that the proposal is to run a creche from this premises. This is not part of the application and the use for such purposes would require planning permission.
- 8.18. The grounds of appeal contend that the proposed development would set an undesirable precedent in the area. I find no evidence to support this contention. Each case must be considered on its own merits.
- 8.19. There are street trees in the verge along this section of Willow Park Avenue. The proposed vehicular entrance would not adversely impact any of these trees.

9.0 **AA Screening**

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located in an established residential in Glasnevin, Dublin approximately 4.5 km from the nearest European site. The proposed development comprises a detached dormer bungalow with vehicular entrance, drainage and associated works. No nature conservation concerns were raised in the planning appeal. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European site.

The reason for this conclusion is the nature and small scale of the proposal, the location and separation distance from nearest European site and the lack of connection between the sites, I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2)(under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The subject site is an infill site located in an established residential area. The proposed development relates to the construction of a detached two-bedroom bungalow, vehicular access and associated works. No water deterioration concerns are raised in the appeal. I have assessed the development in the context of the objectives of the Water Framework Directive. Having regard to the nature, scale, and location of the development, I am satisfied that it can be eliminated from further assessment as there is no conceivable risk to any surface and/or groundwater bodies either qualitatively or quantitatively.

11.0 Recommendation

11.1. I recommend that permission be granted.

12.0 Reasons and Considerations

Having regard to the Z1 (Sustainable Residential Neighbourhoods) zoning set out in the Dublin City Development Plan 2022-2028, the nature and scale of the proposed development, and the planning history relating to the site, it is considered that, subject to compliance with the following conditions, the proposed development would be compatible with the existing established pattern of development in the area, would not be injurious to the visual or residential amenities of adjacent residential property, would not set an undesirable precedent, and would accord with the proper planning and development of the area.

13.0 Conditions

1. The development shall be carried out in accordance with the plans and particulars submitted to the planning authority with the application save as may be required by the following conditions. The permission should not be construed as approving any development not adequately stated in the public notices.

Reason: In order to clarify the development hereby permitted by this permission.

2. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting the development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid in such phased payments as agreed with the planning authority and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority and which is provided, or which is intended to be provided by, or on behalf of the local authority.

3. Before any development commences on the site, details of the following shall be agreed in writing with the planning authority:

- Materials, finishes and design details
- Naming and numbering of the proposed dwelling unit
- Measures proposed to keep the adjoining carriageway clear of debris, soil and any other material during site preparation and construction works
- Noise controls during the construction phase.

Reason: In the interests of visual amenity, orderly development and residential amenity.

4. Drainage arrangements shall be carried out to the requirements of the planning authority.

Reason: To ensure the protection of public drainage infrastructure and the satisfactory management of surface water run-off.

5. The vehicular and pedestrian accesses shall be constructed to the requirements of the planning authority.

Reason: In the interest of public safety

6. The site and building works shall be restricted to between the following times:

- Mondays to Fridays (inclusive) 7.00am to 6.00pm
- Saturdays 8.00am to 2.00pm
- Sunday and Bank Holidays No activity on site.

Any deviation from these times shall be with the prior agreement of the planning authority.

Reason: In the interest of 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.

Des Johnson

Planning Inspector

25 May 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500862-DN-26
Proposed Development Summary	Detached bungalow, vehicular access, and all associated site works.
Development Address	Rear of 62 and 62A, Glasnevin Avenue, Dublin 11.
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.
<p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) 	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	

<p>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</p>	
<p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Section 5, Part 2 10(b)(II) construction of more than 500 dwelling units.</p>
<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	
<p>No <input checked="" type="checkbox"/></p>	

Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-500862-DN-26
Proposed Development Summary	Detached 2-bedroom bungalow, vehicular access, and all associated site works.
Development Address	Rear of 62 and 62A, Glasnevin Avenue, Dublin 11.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Construction of 2-bedroom, detached bungalow, vehicular access, and all associated site works on an infill site Other than construction resources there would be no use of natural resources. Noise would be confined to construction noise initially and then normal residential use.
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).	Infill site to the rear and north of 62A and 62 Glasnevin Avenue, and to the south of 122, Willow Park Avenue. This is an established residential area, and these are two-storey dwellings.

<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>There would be no likely significant effects arising from the proposed development itself or in-combination with other plans or projects.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>No likelihood of significant effects.</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

Inspector: _____ **Date:** _____

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

(only where Schedule 7A information or EIAR required)

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