



Development	Subdivision of the site, removal of garden sheds and the erection of detached two-storey, two-bedroom dwelling with new vehicular access from the public road.
Location	59, Bellevue Road, Glenageary, Dublin, A96N5T3
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D25A/0997/WEB
Applicant(s)	James Smith
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Susan Hayes, Ray Toal, & others
Observer(s)	None
Date of Site Inspection	29 th April 2026
Inspector	Michele Beirne

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1.0 Site Location and Description

- 1.1 The site is located at No. 59 Bellevue Road on the corner with Arnold Grove, Glenageary, Dublin. The site is triangular in shape and currently accommodates a semi-detached two-storey dwelling. The dwelling has a hipped roof, a single storey side garage has been incorporated into the dwelling and there is a conservatory to the rear. The dwelling is set back from the public road and there is off-street parking to the front of the site. Given the triangular shape of the site, private space is larger to the front and side of the dwelling than to the rear. There are two garden sheds to the side of the dwelling and mature landscaping along the boundaries. The site adjoins 57 Bellevue Road and 20 Arnold Grove. The site has a stated area of 0.059 hectares.
- 1.2 The site is located in a mature tree-lined residential neighbourhood characterised by semi-detached and detached dwellings. There are a mix of extensions and roof profiles in the area, several corner sites have been subdivided and detached dwellings constructed. External finishes are a mix of brick and render finishes. The site is in an area well served by local services, amenities and schools. It is less than a kilometre from Dalkey School Project National School on Arnold Grove, Rathdown School on Glenageary Road and St. Joseph of Cluny Secondary School on Avondale Road.

2.0 Proposed Development

- 2.1 The proposed development is described as follows:
- Subdivision of the existing site,
 - Removal of existing garden sheds,
 - Erection of one detached two-storey, two-bedroom dwelling,
 - New separate vehicular access from the public road for the proposed dwelling,
 - Associated site works.

3.0 Planning Authority Decision

3.1 Decision

Dún Laoghaire-Rathdown County Council (the Planning Authority) issued notification of a decision to grant permission on the 24th of February 2026 subject to 9 conditions.

3.1.1 Condition No. 3 is of note:

This condition amends the external finish in the interest of visual amenity.

3.2 Planning Authority Reports

3.2.1 Planning Reports

The planning report can be summarised as follows:

- The site is zoned objective A 'residential' and residential development is permitted in principle.
- Development proposals should have regard to objectives of the Development Plan regarding the use of materials and energy efficiency.
- The proposed dwelling meets minimum space and room size requirements.
- The proposed dwelling meets separation distances of 16m between opposing windows serving habitable rooms at the rear and side of the house.
- The proposal provides a satisfactory level of high quality and usable private open space.
- Regard must be had to the urban context where it is generally accepted that dwellings may be constructed up to and along site boundaries.
- No. 57 will not be unduly impacted by reason of overbearance.
- There will be no undue overshadowing on No. 57.
- Having regard to the urban context and proposed nature of use, the proposed development would not unduly impact on daylight/sunlight of properties.

- The proposed break in the building line of circa 3.5m would not unduly alter the character of the streetscape.
- The design is acceptable subject to a condition to change the external finish.
- The presence of extensions and new dwellings in proximity is taken into account, conditions should be incorporated to address surface water run-off and driveway/hardstanding area issues raised by the Drainage Department.
- Transport Department conditions should be incorporated.
- Discrepancies in the documentation were noted, considered minor and did not impact the assessment.

3.2.2 Other Technical Reports

- Drainage: Further information requested regarding the disposal of surface water run-off and the driveway/hardstanding area.
- Transportation: No objection subject to conditions.

3.3 Prescribed Bodies

None.

3.4 Third Party Observations

Four third party submissions were made to the Planning Authority. The submissions were made by the appellants and observations raised largely reflect the grounds of appeal set out in Section 7.

4 Planning History

4.1 Site:

PA Ref D26B/0038/WEB: Conversion of attic space, modification of roof structure, roof windows to the front and flat roof dormer to the rear.

A decision was made to grant permission subject to conditions. This is currently under appeal, ACP Ref: PL-501104-DR-26.

4.2 Adjacent sites:

P.A. Ref D13A/0546: Permission granted at No. 20 Arnold Grove in 2013 for demolition of single garage/kitchen, a two-storey pitched roof side extension and the widening of entrance.

P.A. Ref D18A/0376/E: Extension of duration permission granted at No. 22 Arnold Grove in 2023 for demolition of single storey side extension and development of house with new entrance.

5 **Policy Context**

5.1 **Development Plan**

Dún Laoghaire-Rathdown County Development Plan 2022-2028:

Zoning:

5.1.1 The area is zoned 'A', the zoning objective is to provide residential development and improve residential amenity while protecting the existing residential amenities. The proposed development is permitted in principle in this zone.

Summary of key policy:

5.1.2 Chapter 4 Neighbourhood – People, Homes and Place:

- Policy Objective PHP18 Residential Density: Encourage higher residential densities provided proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.
- Policy Objective PHP19 Existing Housing Stock – Adaption: Conserve and improve existing housing stock through supporting improvements and adaption of homes. Densify existing built-up areas through small scale infill development having due regard to the amenities of existing established residential neighbourhoods.

- Policy Objective PHP27 Housing Mix: Encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA.

5.1.3 Chapter 10 Environmental Infrastructure and Flood Risk:

- Policy Objective E13 Wastewater Treatment Systems: That all new developments in areas served by a public foul sewerage network connect to the public sewerage system.
- Policy Objective E16 Sustainable Drainage Systems: Ensure that all development proposals incorporate Sustainable Drainage Systems.

5.1.4 Chapter 12 Development Management, in particular:

- 12.2 Climate Action
 - 12.2.6 Urban Greening
- 12.3 Neighbourhood - People, Homes and Place
 - 12.3.1 Quality Design
 - 12.3.3 Qualitative Standards for all Residential Developments
 - 12.3.4 Residential Developments – General Requirements
 - 12.3.7 Additional Accommodation in Existing Built-up Areas
 - 12.3.7.5 Corner/side garden sites
 - 12.3.7.7 Infill development
- 12.4 Transport
 - 12.4.5.6 Residential Parking
 - 12.4.8 Vehicular Entrances and Hardstanding Areas
- 12.8 Open Space and Recreation
 - 12.8.3 Open Space Quantity for Residential Development
 - 12.8.7 Private Amenity Space – Quality Standards
 - 12.10 Drainage, Flood Risk and Coastal Erosion

5.2 Relevant National or Regional Policy / Ministerial Guidelines

The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024:

- 5.2.1 The Guidelines set out national policy and guidance relating to settlements, with a focus on sustainable residential development and the creation of compact settlements. The Guidelines provide Specific Planning Policy Requirements (SPPRs) on separation distances, provision of open space, car parking and cycle parking.

5.3 Natural Heritage Designations

The closest European sites are Dalkey Islands SPA (004172) located 2.4km east of the site and Rockabill to Dalkey Island SAC (003000) located 2.6km east of the site. Dalkey Coastal Zone and Killiney Hill pNHA (001206) is located 0.9km southeast of the site.

6 EIA Screening

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

7 The Appeal

7.1 Grounds of Appeal

A third party appeal was lodged on behalf of four appellants regarding the decision to grant permission. The lead appellant resides at No.57 Bellevue Road and the others reside at No. 55 Bellevue Road, No. 20 Arnold Grove and No. 53 Bellevue Road. The appeal states the proposed development is contrary to Section 12.3.7.5 of the Development Plan, it does not respect the

size, design, relationship with the existing dwelling and adjacent properties and would detract from the character and visual appearance of the area. It is summarised as follows:

- The building breaks the established building line in an overbearing manner.
- The part flat and part pitched roof is not in keeping with properties in the area.
- The proposed dwelling is relatively small and has unusual dimensions to fit into the plot which is not in keeping with existing properties.
- Concern about the proximity to the boundary wall with No. 57 and the impact of construction. The appellants note no measurements were provided and the dwelling has no side passage to access the rear.
- Concern about visual harmony including external finishes that are not in keeping with existing properties.
- The proposal includes removal of existing planting along the boundary. Appropriate boundary treatment should be provided.
- Plans show that the dwelling will oversail No. 57 and neighbours would not consent. Redesign is required to contain development within the site, planning permission does not override property rights.
- No drainage/ Sustainable Drainage Systems (SuDS) drawings were submitted. There is not enough space to safely install a soakaway due to the size of the plot and there are issues with flooding on Bellevue Road.
- Concern that another house could worsen problems with a foul sewer manhole in the front drive of No. 57. A new connection to Uisce Éireann should be required if permission is granted.
- No. 57 will be significantly affected by reduced daylight to three windows and garden from mid-afternoon onwards.
- Concern about privacy, combined with an application for a rear dormer at the existing dwelling at No. 59, five windows will overlook adjoining properties (PA Ref D26B/0038/WEB, ACP Ref: PL-501104-DR-26).

- Concern about noise during the building process affecting residents.
- The appellants requested that the two applications at No. 59 be assessed together due to their joint impact on neighbouring houses, this was not done by the Council.
- Concern about traffic impact given that the road is busy for cars, cyclists and pedestrians due to the proximity of local schools.
- Concern submissions were not properly considered by the Council.
- The appellants highlight incorrect and conflicting information on the plans.
- To support the appeal, the appellants reference ACP Ref: 323776-25 at No. 27 Hillside which was refused on building line grounds.

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

The applicant response to the appeal is as follows:

- The size, design and layout are consistent with the provisions of the Development Plan regarding infill development and development of corner sites and exceed minimum standards set out in 2007 and 2024 Guidelines.
- The scale height and design take reference from the design of the existing houses at Bellevue Road and the surrounding area and hence integrates into the existing streetscape.
- The building line is appropriate for a corner site and consistent with the pattern of development in the area. Variations in building line greater than that proposed are common.
- The applicant cites variations to building line already permitted in extensions and house on nearby sites: D02A/0894, D18A/0376, D09A/0186 and ABP Ref PL06D.234287, D04A/1578, D01A/0198 and ABP PL06D.128322.
- There are a variety in roof profiles in the area and multiple examples of flat roofed extensions to existing dwellings facing onto Bellevue Road.
- The floor area is similar to neighbouring houses, the two-bedroom dwelling will contribute to the housing mix in the area consistent with Development Plan policy and will provide a high standard of residential accommodation.

- The proposed dwelling is inside the boundary wall of the application site and does not oversail the boundary wall. Discrepancies on the location and layout plan are due to accuracy limitations in TES mapping. To provide a contiguous elevation the drawings have been splayed due to the angular nature of the site, this is noted on drawings. The site layout plan shows the dwelling within the boundary of the site.
- The proposed dwelling has been designed to protect existing residential amenity.
- The proposal is a suitable densification of a site in an established residential area, well served by local services.

7.3 **Planning Authority Response**

The Planning Authority stated the grounds of appeal do not raise any new matter which would justify a change of attitude to the proposed development.

7.4 **Observations**

None.

7.5 **Further Responses**

None sought.

8 **Assessment**

8.1 Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, having inspected the site and having regard to the relevant local/regional/national policies and guidance, I consider that the principle of providing an infill development is acceptable on the site in accordance with Policy Objective PHP19 Existing Housing Stock – Adaption and the ‘A’ zoning objective for the area in the Development Plan and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 (*hereafter called the 2024 Guidelines*). I consider that the substantive issues in this appeal are as follows:

- Design, building line and visual impact,

- Residential amenity,
- Surface water and wastewater,
- Traffic and safety,
- Other matters.

8.2 Design, building line and visual impact

8.2.1 The proposed dwelling is located within the side garden of No. 59 Bellevue Road. The site is triangular, on the junction with Arnold Grove and accommodates a semi-detached dwelling. This dwelling is subject to a current planning appeal for a decision made to grant the conversion of attic space, modification of the roof structure, roof windows to the front and a flat roof dormer to the rear (PA Ref D26B/0038/WEB, ACP Ref: PL-501104-DR-26). The appellants state that the proposed development is contrary to Section 12.3.7.5 of the Development Plan and does not respect the size, design, relationship with the existing dwelling and adjacent properties and would detract from the character and visual appearance of the area. They also state that external finishes that are not in keeping with existing properties. In assessing the proposed development, I note measures in Chapters 4 and 12 of the Development Plan to ensure proposals provide for high quality design and to ensure a balance between the protection of existing residential amenities and the established character of the area with the need to provide for high quality sustainable residential development (Policy Objective PHP 18).

Roof

8.2.2 The proposed dwelling design has a part hipped roof and part flat roof. The hipped roof element is alongside the boundary with No. 57 Bellevue Road. The height of the building rises to 8.3m and is consistent in height with adjoining two-storey dwellings. The site is in a mature neighbourhood that has evolved over time. There are a mix of roof profiles in the area as referenced in the response to appeal and observed on my site inspection. I am satisfied that this aspect of the design is consistent with development in the locality.

External finishes

8.2.3 The proposed external finishes are render with brickwork at first floor level. Roof tiles are to match surrounding buildings. The appellants state the proposed brickwork at first floor level is out of character. Having regard to Section 12.3.7.5 of the Development Plan which requires a level of visual harmony, including external finishes and colours, it is also my view that the proposed external finish is out of character with the area. I note that the decision to grant permission included a condition that the ground floor front elevation be finished with a muted natural earth tone brick, while the north facing elevation be finished with a smooth painted render. I consider this condition appropriate to comply with requirements of Section 12.3.7.5 and to ensure that the proposed dwelling is in keeping with the character of the area.

Building Line

8.2.4 Section 12.3.7.5 states building lines should be followed where appropriate. The appellants state the proposal breaks the established building line in an overbearing manner and will impact the character of the area. The proposed dwelling is circa 3.5m to the front of No. 57 Bellevue Road. I note that the existing dwelling on No. 59 Bellevue Road is positioned at an angle reflecting its corner site location and that the proposed dwelling is between two sets of semi-detached dwellings constructed at different angles. Having regard to the site's orientation and the siting of existing development, it is my view that a variance of the building line at the junction is acceptable. I note that the appellants refer to a proposed house No. 27 Hillside refused on building line grounds (ACP Ref: 323776-25). I have reviewed this appeal and note that the application related to a three-storey house in a different location and with different characteristics. I do not consider circumstances to be comparable. I have also reviewed examples provided by the applicant and note that some are single storey extensions and granted permission under a previous Development Plan.

Boundary

8.2.5 The appellants raised concerns about the proximity of the proposed development to the boundary wall with No. 57, that the proposed dwelling will

oversail the adjoining property and about boundary treatment. I have reviewed development in the area and note that several corner sites have been subdivided and detached dwellings constructed up to and alongside boundaries. The appellants have also raised concern that the proposed development has no side passage, this is not uncommon for infill development. This pattern of development is supported policy in the Development Plan and 2024 Guidelines, which focus on the creation of compact settlements.

- 8.2.6 In relation to oversailing, as part of their response to the appeal the applicant states that the proposed development is within the boundary and this is indicated on the site layout plan. They highlight that the site is an irregular shape, to provide contiguous elevations the drawings have been splayed and this is noted on the elevation drawings. They state it is not proposed to oversail the boundary wall. I have assessed the plans submitted, the elevations state that drawings are splayed due to the angular nature of the site and to look at plans for accurate dimensions and locations. The site layout plan indicates that the proposed dwelling is within the site boundary. I am satisfied that development can be accommodated on site. I note that any encroachment on property is a civil matter to be resolved between the parties, having regard to the provisions of s.34(13) of the 2000 Planning and Development Act.
- 8.2.7 The appellants also state that the proposal includes removal of existing planting along the boundary and appropriate boundary treatment should be provided. The proposed development includes to retain the existing side boundary wall with No. 57 Bellevue Road, construct a side boundary wall between the two dwellings on the site that matches the height of the front boundary wall and to erect a 2m high fence between rear gardens. Section 12.3.7.5 states existing boundary treatments should be retained/ reinstated where possible. Taking into consideration the green character of the area, I consider that landscaping would better integrate the proposed development into the area. This can be addressed by attaching a condition requiring a landscaping scheme in any grant of permission.

Standards

- 8.2.8 The appellants state that the proposed property is a relatively small two-bed property, with unusual dimensions (5.17m wide at the rear) to fit into the plot and it is not in keeping with existing properties. The applicant in their response state that the floor area is similar to neighbouring houses, that the proposed two-bedroom dwelling will contribute to the housing mix in the area and provide a high standard of residential accommodation. The proposed 103sqm two-bedroom dwelling meets minimum space and room size requirements set out in the Development Plan and the requirements of the 2024 Guidelines. I am also satisfied that the proposed dwelling is consistent with Policy Objective PHP27 Housing Mix to ensure that a wide variety of housing and apartment types, sizes and tenures are provided in residential communities. I note that the decision to grant permission included a condition that the entire dwelling be used as a single dwelling unit and not sub-divided. I consider this appropriate to protect amenities of the existing dwelling on site and adjoining properties.
- 8.2.9 The proposed dwelling and the existing dwelling will have adequate private open space, 47.5sqm and 86.6sqm respectively. This exceeds the standards in the Development Plan and the requirements of the 2024 Guidelines.

8.3 Residential amenity

- 8.3.1 The proposed dwelling is located to the north of the existing dwelling and is an irregular shape in response to the shape of the site. The overall scale and nature of the proposed dwelling is in keeping with the character of residential development and construction up to and along site boundaries is an accepted form of development in the residential area. Having regard to the size, form and mass of the dwelling, it is not such that it will loom over the adjoining properties. I therefore do not consider that No 57 Bellevue Road will be unduly impacted by overbearance.
- 8.3.2 The appellants raised concerns that the proposed house will result in overlooking. The proposed dwelling has no open windows on the side gable facing No. 57. It also has separation distances in excess of 16m between

opposing first floor windows serving habitable rooms and therefore meets the requirements of the 2024 Guidelines. It is my view that the proposed development will not give rise to significant overlooking or loss of privacy.

8.3.3 Having regard to the location and orientation of the building and design of the proposed dwelling, due to the orientation of the site some shadow will fall to the front curtilage of No. 57 Bellevue Road. I note that No. 57 is a northwest facing dwelling and its front garden and access area already receive reduced levels of sunlight. I agree with the planning officer's assessment that the side passage and front access area of No. 57 can be classified as access routes and are therefore not high value amenity areas. The large rear garden of No. 57 is to the southeast of the proposed dwelling and will therefore not be materially obstructed. In my opinion, the nature and extent of overshadowing will not unduly impact the residential amenity of adjoining property.

8.4 **Surface water and wastewater**

8.4.1 The appellants state no drainage/Sustainable Drainage Systems drawings were submitted, there is insufficient space to install a soakaway and there are flooding issues on the road. I note that the Drainage Department requested further information relating to surface water run-off and the driveway/hardstanding area and this was not submitted. The planning officer's report stated the presence of extensions and dwellings in proximity suggest that surface water run off can be addressed successfully and recommended a surface water condition be incorporated. Condition 2 of the decision to grant permission required for all surface water to be managed on site with no discharge to the public sewer. It allowed for a range of measures to treat surface water and not just a soakaway, for example raingarden, rainwater harvesting system, permeable paving designed with an allowance for roof discharge (e.g. difuser box). Having regard to the nature of the proposed development, the area of private open space at 47.5sqm in relation to the proposed dwellings footprint at 51.6sqm (103.2sqm over the two-storey house), I am satisfied that surface water runoff can be accommodated on site and not contribute to flooding on the road. Any grant of permission should include a

surface water management condition to address concerns raised and to comply with Policy Objective E16 that all development proposals incorporate Sustainable Drainage Systems.

8.4.2 The appellants also raised concern that an additional dwelling could worsen problems with a foul sewer manhole in the front drive of No. 57 and a new connection to Uisce Éireann should be required if permission is granted. Policy Objective E13 requires that all new developments in areas served by a public foul sewerage network connect to the public sewerage system. I am satisfied that the concern raised can be addressed by a condition requiring the applicant to enter a connection agreement with Uisce Éireann.

8.5 Traffic and Safety

8.5.1 The appellants raised concerns about traffic impact as the road is in proximity to local schools and busy for cars, cyclists and pedestrians. Bellevue Road is approx. 6m wide, has footpaths on each side and the proposed access is approx. 3.3m in width and 20m away from the junction with Arnold Grove. It is proposed to provide one parking space which meets the requirements of the Development Plan. The Transport Department raised no objection subject to conditions relating to entrance width not exceeding 3.5m, footpath works, SuDs, EV charging infrastructure and construction management. I am therefore satisfied that the access and parking proposals are acceptable and subject to conditions relating to SUDS and construction works that the proposal would not adversely impact the road network in terms of traffic generation or safety.

8.6 Other matters

8.6.1 *PA Ref D26B/0038/WEB currently on appeal, ACP Ref: PL-501104-DR-26:* The appellants had requested the two applications on site be considered together due to their joint impact on neighbouring houses. It is my view that all cases are assessed and determined on their own merits, having regard to the sensitivity of the receiving environment and the specifics of the proposed development.

Notwithstanding the above, the Commission will note that these two appeals are advancing through the appeal process concurrently.

- 8.6.2 *Noise / disruption:* Concerns were raised about potential noise disruption impacts during construction affecting residents. I consider that potential impacts would be limited and temporary. Residential amenity can be safeguarded by conditions controlling the hours of construction and the management of construction works.
- 8.6.3 *Incorrect information:* The appellants state there are inaccuracies in the site location map. The layout plan incorrectly places the red line inside a shared wall. No measurements were provided to the boundary wall with No. 57 Bellevue Road. There are conflicts in the drawings as the elevations show the roof extending beyond the site boundary. Oversailing is addressed above in Section 8.2.6. I consider that the nature and extent of discrepancies are minor, that sufficient information was provided to facilitate a balanced and reasoned assessment and they did not materially impact on the assessment.

9 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.
- 9.2 The subject site is located 2.4km west of Dalkey Islands SPA (004172) and 2.6km west of Rockabill to Dalkey Island SAC (003000).
- 9.3 No nature conservation concerns were raised in the planning appeal.
- 9.4 Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- The nature of the development proposal.
- The location of the development in a serviced area.

- The distance to the Natura 2000 network and the absence of pathways to any European Site.

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

10 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 Recommendation

11.1 I recommend that planning permission be granted, subject to conditions, for the reasons and considerations as set out below.

12 Reasons and Considerations

12.1 Having regard to the prevailing pattern of development in this serviced urban area, the proposed development and its relationship to adjacent properties, policy objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the area, would not detract from the character of the area and is therefore in accordance with the proper planning and sustainable development of the area.

13 Conditions

1.	<p>The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.</p> <p>REASON: To clarify the plans and particulars for which permission is granted.</p>
2.	<p>The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.</p> <p>REASON: In the interest of residential amenity.</p>
3.	<p>The proposed ground floor front elevation shall be finished with a muted natural earth tone brick, while the north facing elevation shall be finished with a smooth painted render, unless otherwise agreed in writing with the planning authority.</p> <p>REASON: In the interests of visual amenity.</p>
4.	<p>The proposed development shall be amended as follows:</p> <p>a) A landscaping scheme shall be provided for the site and boundaries. The landscaping scheme shall be carried out within the first planting</p>

	<p>season following substantial completion of external construction works.</p> <p>The landscaping scheme shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p>REASON: In the interests of visual and residential amenity.</p>
5.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>REASON: In the interest of public health and surface water management.</p>
6.	<p>The parking area serving the proposed dwelling shall include the installation of appropriate infrastructure to enable installation at a later stage of a recharging point for EVs.</p> <p>REASON: In the interest of orderly development</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>REASON: In order to safeguard the [residential] amenities of property in the vicinity</p>
8.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>REASON: In the interest of public safety and amenity.</p>
9.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a</p>

	<p>service connection(s) to the public water supply and/or wastewater collection network.</p> <p>REASON: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
10.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting 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 prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.</p> <p>REASON: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my

professional assessment and recommendation set out in my report in an improper or inappropriate way.

Michele Beirne
Planning Inspector

11th June 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501027-DR-26
Proposed Development Summary	The subdivision of the existing site to include the removal of existing garden sheds and the erection of 1 no. detached two-storey, two-bedroom dwelling with a new separate vehicular access from the public road for the proposed dwelling; and all associated site works.
Development Address	59, Bellevue Road, Glenageary, Dublin, A96N5T3
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.
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.	
<input checked="" type="checkbox"/> 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?	

<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.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	State the Class and state the relevant threshold
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	State the Class and state the relevant threshold Class 10 (b) (i), threshold > 500 dwellings
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"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501027-DR-26
Proposed Development Summary	The subdivision of the existing site to include the removal of existing garden sheds and the erection of 1 no. detached two-storey, two-bedroom dwelling with a new separate vehicular access from the public road for the proposed dwelling; and all associated site works.
Development Address	59, Bellevue Road, Glenageary, Dublin, A96N5T3
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).	The site is located in a serviced urban area. The development has a modest footprint, comes forward as a standalone project and does not require the use of substantial natural resources. It does not give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature	The site is located in a serviced urban area. There are no significant sensitivities in the immediate area. The site is not located in a designated site. The closed sites are Dalkey Islands SPA (004172) located 2.4km east of the site and Rockabill to Dalkey Island SAC (003000) located 2.6km east of the site. Screening for AA concluded 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.

reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The site is in a serviced urban area. Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ **Date:** _____