



An
Coimisiún
Pleanála

Inspector's Report PL-501239-DN-26

Development	Construction of 2 dwellings to the side of the existing dwelling and all associated site works.
Location	1 Coolgariff Road, Beaumont, Dublin 9
Planning Authority	Dublin City Council North
Planning Authority Reg. Ref.	WEB1023/26
Applicant(s)	RDS Investments Ltd
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Colette and Thomas Griffin & Marion Gibson
Observer(s)	None
Date of Site Inspection	17 th July 2026
Inspector	Susan McHugh

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1.0 Site Location and Description

- 1.1. The appeal site is located on a corner site at the junction between Coolgariff Road and Shantalla Road, Beaumont, Dublin 9.
- 1.2. The area is characterised by two storey semi-detached houses to the north and west and terraced houses to the south and east. Houses benefit from front and rear gardens with in-curtilage car parking. The corner site opposite the appeal site includes two no. infill houses which address Coolgariff Road.
- 1.3. No.1 Coolgariff Road is adjoined by the neighbouring two storey semi-detached house No.3 to the north, and end of terrace two storey house No. 71 Shantalla Road to the east. The residents of this end of terrace house and another mid terrace house further to the east are the appellants in this case.
- 1.4. The site is roughly triangular in shape and contains the existing house No.1 Collgariff Road. No.1 benefits from a large front and side garden addressing Coolgariff Road to the west/front, and Shantalla Road to the south/side. The existing house has been extended to the front and side to accommodate an entrance porch and ground floor bedroom ensuite.
- 1.5. Vehicular access to the existing house and driveway is from Coolgariff Road. This is flanked to the north and south by a grass verge with tree planting. The landscaped verge at the splay of the adjacent junction to the south includes a utility pole which is located on the footpath in front of the site on Shantalla Road. The speed limit along Coolgariff Road is 30 km/h, while a 50km/h speed limit applies to Shantalla Road.
- 1.6. Existing boundaries to the front and side which address the public road and footpath, are defined by a low capped boundary wall. The existing rear garden is screened from the side garden by timber panel fencing. The side garden is bounded to the south by a 1.8m high capped boundary wall, which addresses Shantalla Road and side of no. 71 Shantalla Road to the east.
- 1.7. The appeal site has a stated area of 0.057ha.

2.0 Proposed Development

- 2.1. The application was lodged with the planning authority on 07/01/2026 with further plans and details submitted 04/03/2026 following a further information request dated 27/02/2026.
- 2.2. As amended the proposal provides for the construction of 2no. two storey semi-detached 3-bedroom dwellings to the side of the existing dwelling.
- 2.3. It is proposed to remove 2no. existing ground floor windows on the south elevation of the existing dwelling and provide a new window to the rear.
- 2.4. Associated site development works include construction of
 - new boundary treatments to the proposed dwellings to provide private open space,
 - new shared vehicular entrance on the western boundary including the dropping of the existing kerb,
 - all associated landscaping,
 - off street vehicular parking for 3 no. cars, and
 - lowering of the existing southern boundary wall.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. The PA decided to issue a request for Further Information on 27th February 2026 as follows (summarised)
 1. Transportation

Concerns in relation to the provision of 2 no. separate vehicular entrances to the site from Coolgariff Road.

 - a. Reconsider re-purposing the existing vehicular entrance as a shared entrance serving all three dwellings. Widening of the entrance in a southerly direction to a maximum width of 4m may be considered.

- b. Alternatively consider an access arrangement involving a new vehicular access from Shantalla Road.
- c. Given the site's accessible location, a reduced car parking provision of less than 1no. space per dwelling would be acceptable.

2. Drainage

Applicant requested to provide drainage information, in the form of a management plan and drawings, which demonstrates that the proposed development can adequately manage surface water.

3.1.2. On 31st March 2026 the PA issued a decision to **grant** permission for the proposed development as revised by Further Information subject to 11 no. conditions.

- Condition 1. Plans and particulars as amended by FI
- Condition 2. Section 48 Development Contribution
- Condition 3. Cash deposit or bond
- Condition 4. Materials, finishes and design details
- Condition 5. Drainage requirements
- Condition 6. Transportation requirements
- Condition 7. Noise requirements during construction
- Condition 8. Road maintenance requirements during construction
- Condition 9. Noise insulation requirements
- Condition 10. Protection of street tree during construction requirements
- Condition 11. Naming and numbering

3.1.3. Conditions

The following conditions are relevant to the grounds of appeal.

Condition no. 5 details the requirements of the PA in relation to surface water drainage which can be summarised as follows;

- (i) Compliance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

- (ii) Drainage design to provide a completely separate foul and surface water system.
- (iii) Sustainable Drainage Systems (SuDS) details in the management of surface water to be agreed in writing.
- (iv) An appropriate Flood Risk Assessment (FRA) in accordance with OPW Guidelines and DCDP 2022-2028 to be carried out.
- (v) Outfall surface water manhole to be constructed in accordance with Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- (vi) Written permission and licensing from the appropriate Dublin City Council sections prior to any connection to the public drainage network.
- (vii) Implementation of SuDS in parking and driveway areas to prevent increased surface water run-off.
- (viii) All private drainage infrastructure to be located within the site boundary.

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water run-off and flood risk as a result of the development.

Condition no. 6 details the requirements of the PA in relation to the vehicular entrance which can be summarised as follows;

- (i) Vehicular entrance shall be a maximum 4.0m in width and not have outward opening gates.
- (ii) Footpath and kerb to be dished and the widened entrance shall be provided to the requirements of the Area Engineer, Roads Maintenance Division.
- (iii) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In the interest of road safety and orderly development, and Section 4.3.1, Volume 2, Appendix 5 of the Dublin City Development Plan 2022-2028.

3.2. Planning Authority Reports

Planning Reports

3.2.1. The 1st Planners Report (dated 25/02/2026) includes an assessment of the proposed development in respect of the following considerations:

- *Principle of Proposed Development* - Accepted within Z1 zoning objective subject to compliance with the provisions of the Dublin City Development Plan 2022-2028.
- *Design Standards and Amenity* - Aggregate living and bedroom spaces exceeds the development plan and national guideline standards. Private amenity space provided also exceeds standards. No planning concerns in terms of achieving daylight /sunlight standards given the east-west orientation of the front and rear elevations.
- General layout, space standards and design is acceptable, choice of materials reflects those used in the surrounding area.
- Proposed dwellings would occupy a slightly larger footprint than surrounding properties. The ridge height would sit 958mm above neighbouring properties. The proposed dwellings would have a marginally greater volume and scale than the surrounding properties. Acknowledge construction is substantial but is not considered to be a discordant feature within the streetscape.
- Nature of development on a corner plot is reflective of the infill / side garden developments occurring across the north Dublin suburbs. The unit sizes reflect current trends and standards.
- *Building Line on Shantalla Road* - Notes minor breach and that such breaches are commonplace with similar infill developments in the wider surrounding area. However, not considered to be significant in planning terms.
- Rear elevations to the proposed dwellings back onto the side elevation of the end of terrace two storey dwelling located to the east of the application site. A window at first floor level on the side of the terraced property gives light to the landing/stairway area. The level of separation between the properties ranges from 5.5m to 7.0m is considered to acceptable in such a densely developed

suburban setting and appropriate levels of privacy and amenity are maintained.

- Work to the existing dwelling would involve the blocking up of two ground floor windows on the side extension, the insertion of a new window at ground floor on the rear elevation and a reduced rear garden area of 97sqm. These are considered to be minor changes in planning terms, without adverse impacts on neighbouring properties.
- *Access, Movement and Parking* – Recommends FI in relation to increasing the width of the existing vehicular entrance for use as a shared entrance. Proposed works to existing and proposed vehicular entrance not acceptable given proximity to and potential impact on existing street trees to the north and south.
- Site is located in Parking Zone 3 of Map J of the City Development Plan, for which the maximum car parking standard is 1no. space per dwelling. Site constitutes an accessible location in accordance with the criteria of the Compact Settlement Guidelines (2024), given the availability of public transport as set out above. Reduced parking provision below the maximum standard would be acceptable on this basis.
- *Services and Drainage* – Refers to Drainage report received and recommends FI in relation to surface water management.

3.2.2. The 2nd Planners Report (dated 27/03/2026) considers the response to the FI request.

- **Re. Item 1:** Notes revised proposal to widen existing entrance in a southerly direction to a width of 4m thereby creating a shared entrance and provision of three car parking spaces. Concurs with assessment of TPD and acceptable.
- **Re. Item 2** Notes drainage layout plan and use of new driveway as a shallow permeable attenuation area for roof runoff, and incorporation of an open-graded stone layer providing a 40% void ratio beneath a permeable paving surface. Rainwater diffuser units would be incorporated into the design. Concurs with assessment of Drainage Division and acceptable.

The report concludes that the proposed development would not materially contravene the policies and objectives of the DCDP and would accord with the proper planning and sustainable development. A grant of permission is recommended.

3.2.3. Other Technical Reports

- **Transportation and Public Realm Dept.:** 1st Report dated 12/02/2026 recommends further information in relation to a shared entrance serving all three dwellings. 2nd Report dated 23/03/2026 recommends no objection subject to requirements.
- **Drainage Division:** 1st Report dated 19/02/2026 recommends further information in relation to surface water management including SuDS proposals. 2nd Report dated 16/04/2026 recommends no objection subject to requirements.

3.3. Prescribed Bodies

- **Uisce Éireann:** Report dated 20/01/2026 recommends no objection subject to requirements.
- **DAA:** Dublin Airport Authority report dated 20/03/2026 recommends no objection subject to requirements in respect of noise abatement.

3.4. Third Party Observations

3.4.1. The Planning Authority indicates that 7no. submissions were received from the following parties

- Colette and Thomas Groffin
- Emmet Sabdford and Helen Flynn
- Heather and Graham Burnett
- Joanne Friel
- Marion Gibson
- Ruth Morris and Rakesh Budhoo

- Suzanne Treacy

3.4.2. I have reviewed the submissions on file and confirm that the issues raised in the third-party submissions continue to form the basis of the appeal (excessive scale, out of character, loss of existing residential amenity, overlooking, overshadowing, insufficient car parking, excessive traffic and parking in local road network, traffic safety, occupancy for residential use only, noise, public notices date of erection and visibility) which are outlined in detail in section 8.0 below.

4.0 Planning History

PA WEB1698/18: Permission **granted** 01/10/2019 for widening and alterations of existing vehicular access to No.1 Coolgariff Road and alteration to front boundary wall to form vehicular access driveway to front garden of No.3 Coolgariff Road. This permission has been implemented on site.

5.0 Policy Context

5.1 Dublin City Development Plan 2022-2028

5.1.1. The subject site is located in an area with the landuse zoning 'Sustainable Residential Neighbourhoods' – Zone Z1, with the accompanying objective: '*To protect, provide and improve residential amenities.*' Residential development is a permissible use.

5.1.2. **Chapter 2:** of the development plan relates to the **Core Strategy**.

Section 2.2 states '*Based on the population targets and calculated housing need set out within national and regional planning policy, guidelines and prescribed methodology, the development plan must accommodate between 20,120 – 31,520 additional persons up to an overall population target of between 625,750 and 640,000 by 2028. The housing demand calculated sets a requirement for the development plan to provide for approximately 40,000 housing units between 2022 and 2028.*'

5.1.3. **Chapter 4:** relates to the **Shape and Structure of the City**. Relevant policies within include:

SC10: Urban Density

SC11: Compact Growth

SC12: Housing Mix

- 5.1.4. **Chapter 5:** relates to **Quality Housing and Sustainable Neighbourhoods** and includes the following relevant Policies and Objectives:

QHSN2: National Guidelines

QHSNO4: Densification of Suburbs

QHSN6: Urban Consolidation

QHSN10: Urban Density

QHSN11: 15-Minute City

QHSN12: Neighbourhood Development

QHSN14: High Quality Living Environment,

QHSN22: Adaptable and Flexible Housing

QHSN37: Houses and Apartments

- 5.1.5. **Chapter 14** relates to **Land Use Zoning**.

See 5.1.1 above.

- 5.1.6. **Chapter 15:** relates to **Development Standards** and contains various relevant content and guidance including

Section 15.2.3 relates to Planning Application Documentation - Planning Thresholds which are set out in Table 15-1. Surface Water Management Plan required for 2 or more residential units.

Section 15.5.2 relates to Infill Development

Section 15.11 relates to House Developments

Section 15.13.3 relates to Infill / Side Garden Housing Development

- 5.1.7. **Appendices:** The DCDP contains several appendices including the following which are of most relevance:

Appendix 1: Housing Strategy,

Appendix 3: Achieving Sustainable Compact Growth Policy for Density and Building Height in the City,

Appendix 4: Development Plan Mandatory Requirements,
Appendix 5: Transport and Mobility: Technical Requirements,
Appendix 16 Sunlight and Daylight.

5.2 National Policy

- National Planning Framework – First Revision April 2025
- Delivering Homes, Building Communities: An Action Plan on Housing Supply and Targeting Homelessness, 2025-2030 (November 2025),
- Climate Action Plan 2025 (CAP25)
- Transport Strategy for the Greater Dublin Area 2016-2035

5.2. Section 28 Ministerial Planning Guidelines

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 hereafter referred to as “the Compact Settlement Guidelines”.
- Urban Development and Building Heights Guidelines for Planning Authorities, 2018, hereafter referred to as the ‘Building Heights Guidelines’.
- Design Manual for Urban Roads and Streets DMURS

5.3 Water Framework Directive

The European Union Water Framework Directive 2000/60/EC (WFD) was adopted in 2000 as a single piece of legislation covering rivers, lakes, groundwater and transitional (estuarine) and coastal waters and includes heavily modified and artificial waterbodies. The overarching aim of the WFD is to prevent further deterioration of and to protect, enhance and restore the status of all bodies of water with the aim of achieving at least ‘good’ ecological status by 2015 (or where certain derogations have been justified to 2021 or 2027).

5.4 Natural Heritage Designations

The subject site is not located within or is not adjoining any Natura 2000 sites. The subject site is located

- c.3.2km to the northwest of the South Dublin Bay and River Tolka Estuary SPA (Site Code 004024).

- c.4.65km to the northwest of the North Dublin Bay SAC (Site Code 000206) and North Bull Island SPA (Site Code 004006).

The proposed development is located within an established residential area and comprises the construction of two dwellings and all other ancillary works. There will be a connection to the public sewerage network. There are no watercourses linking the site to any such designated areas.

6.0 EIA Screening

The scale of the proposed development does not exceed the thresholds set out by the Planning and Development Regulations 2000 (as amended) in Schedule 5, Part 2(10), and I do not consider that any characteristics or locational aspects (Schedule 7) apply. I conclude that the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Appendix 1 and Appendix 2 of my report refers.

7.0 The Appeal

7.1. Grounds of Appeal

- 7.1.1. A third-party appeal against the decision of the Planning Authority to grant permission was lodged by the owners of the adjoining end of terrace house and mid terraced house located to the east of the appeal site along Shantalla Road.
- 7.1.2. I have summarised the issues raised in the grounds of appeals submitted below:
 - *Traffic and Illegal Parking* – Submit apartments opposite appeal site have inadequate parking spaces which has resulted in traffic and illegal parking on corner of Coolgariff Road/Shantalla Road and blocking of driveways. Parking spaces proposed are inadequate and issue will continue to happen in the future.
 - *Street Tree on corner of Coolgariff Road/Shantalla Road* - Destruction of tree unexpected as protected under the decision of An Bord Pleanála, occurred without consultation and unwarranted given no signs of decay.

- *Occupancy/Drainage* – Expected occupancy will dramatically increase with consequences for the sewage system. Previous blockages to end of terrace house when existing house 1 Coolgariff Road was rented out to students. Refer to an application for a bungalow on the site which was refused by the PA on the basis of the capacity of the foul drainage system.

7.1.3. The grounds of appeal were accompanied by a photograph of the remaining tree stump and vehicular traffic along Coolgariff Road.

7.2. Applicant Response

7.2.1. A response to issues raised in the third-party grounds of appeal was submitted by the agent acting on behalf of the applicant.

7.2.2. The First Party response can be summarised as follows;

- *Traffic and illegal parking* – Applicant not responsible for car parking arrangements or illegal parking in the area, this is a matter for An Garda Síochána and traffic wardens. Refers to response to RFI, report of the Transportation Division of the PA and Condition no. 6 of the notification of decision.
- *Tree at junction of Shantalla Road and Coolgariff Road* – Applicant has no knowledge of the removal of this tree, assume that this was undertaken at the direction of the local authority.
- *Occupancy of 1 Coolgariff Road* - Applicant has undertaken an extensive drainage clearance programme at 1 Coolgariff Road and satisfied that the drainage system is functioning correctly. All drainage proposed will be carried out in compliance with Conditions 3 and 5, which includes the lodgement of a cash bond to ensure satisfactory completion, maintenance and reinstatement of services infrastructure under the control of the PA.
- *Visual and Residential Amenity* - Submit proposed development is in keeping with the existing adjoining dwellings and does not detract from the residential amenity of the adjoining properties and is acceptable to the PA.

7.3. Planning Authority Response

A response from Dublin City Council was received requesting the decision of the PA be upheld.

The PA note that if permission is granted a number of conditions are requested to be included, these include Section 48 development contribution, payment of a bond, and a naming and numbering condition.

7.4. Observations

None received.

8.0 Assessment

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

- Infill Development
- Layout, Density and Design
- Residential Amenity
- Access, Parking and Traffic
- Surface Water and Foul Drainage
- Other Matters

8.2. Infill Development

8.2.1. The site is located within an area zoned 'Z1 'To protect, provide and improve residential amenities' in the Dublin City Development Plan 2022-2028. Planning policy supports development of dwellings on corner/side gardens, subject to appropriate safeguards and standards.

8.2.2. Under the Dublin City County Development Plan 2022-2028 Policy QHSN6 and QHSN10 seek to promote residential consolidation and sustainable intensification at sustainable densities particularly on vacant and/or underutilised sites, having regard

to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

- 8.2.3. The proposed development involves the subdivision of an existing corner site to accommodate a pair of semi-detached infill houses located to the side of the existing dwelling.
- 8.2.4. Section 15.5.2 of the CDP relates to development standards for infill development, described as 'lands between or to the rear of existing buildings capable of being redeveloped i.e. gap sites within existing areas of established urban form'. It is acknowledged that infill development should complement the existing streetscape, providing for a new urban design quality to the area. It is particularly important that proposed infill development respects and enhances its context and is well integrated with its surroundings, ensuring a more coherent cityscape.'
- 8.2.5. Section 15.13.3 of the CDP sets out Council Policy specifically in relation to infill/side garden housing developments. It is noted that the Planning Authority 'will favourably consider the development of infill housing on appropriate sites, having regard to development plan policy on infill sites and to facilitate the most sustainable use of land and existing urban infrastructure'. The Planning Authority note that 'in general, infill housing should comply with all relevant development plan standards for residential development including unit sizes, dual aspect requirements, internal amenity standards and open space requirements. In certain limited circumstances, the planning authority may relax the normal planning standards in the interest of ensuring that vacant, derelict and under-utilised land is developed.'
- 8.2.6. It is apparent therefore that, subject to qualitative safeguards, Dublin City Council will permit infill housing on appropriate sites within the city.
- 8.2.7. By reason of the existing pattern of development in the vicinity of the site, which is surrounded on two sides by established residential development, the appeal site can therefore, reasonably be seen to constitute an infill site.
- 8.2.8. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) recognise the need to 'realise opportunities for adaptation and reuse of existing buildings and for incremental back land, brownfield and infill development, and deliver sequential and sustainable urban extension at

locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built-up footprint of the settlement.’

- 8.2.9. The Revised National Planning Framework (April 2025) likewise emphasises the need to make the most sustainable use of serviced land within existing built-up areas which can avail of existing social and physical infrastructure. The framework seeks to promote well designed high-quality development that can encourage more people and generate more jobs and activity within existing cities.
- 8.2.10. The proposed infill development is in accordance with these general policy objectives and the most recent government plan to deliver 3000,000 new homes by the end of 2030 under Delivering Homes, Building Communities: An Action Plan on Housing Supply and Targeting Homelessness, 2025-2030 (November 2025).
- 8.2.11. Having regard to provisions of the current Dublin City Development Plan 2022-2028, and Guidelines for Sustainable Residential Development and Compact Settlements 2024, and current national policy to increase housing supply, the acceptability or otherwise of the proposed development will be subject to the need to attain a balance between the reasonable protection of the amenities and privacy of adjoining property and the need to provide additional residential development at this location. I propose to address such matters in the following sections’

8.3. Layout, Density and Design

- 8.3.1. The development proposes 2 no. two storey semi-detached dwellings located to the side of an existing 2 storey semi-detached residential property. The site is to be accessed from the existing widened entrance from Coolgariff Road.
- 8.3.2. The surrounding area is characterised by 2 storey semi-detached and terraced dwellings to the north and east.

Layout

- 8.3.3. I have had regard to the Architects drawings submitted with the application and as amended by way of further information. I have had regard to the layout/footprint and orientation of the proposed dwellings and am satisfied that the manner in which the front side and rear elevations address the corner and side gable of the adjoining end of terrace house to the east is well considered. I am satisfied that this corner site can accommodate the proposed dwellings and that the overall design of the

proposed dwellings will not give rise to a significant visual impact or detract from the character of the area.

- 8.3.4. Having visited the site, and surrounding area, I am satisfied that the proposed layout makes optimum use of the site and that the pair of semi-detached houses can be accommodated at this location.

Density

- 8.3.5. Policy QHSN10 of the Dublin City County Development Plan 2022-2028 seeks 'to promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.' Policy QHSNO4 supports the ongoing densification of suburbs, while Policy QHSN11 promotes the realisation of the 15-minute city.
- 8.3.6. The proposed development namely 2 no. dwellings in addition to the existing house on site, on a site of 0.057ha equates to a density of 53uph.
- 8.3.7. The Guidelines for Sustainable Residential Development and Compact Settlements promote higher residential densities in the general range of 50-250 dph on city urban neighbourhood sites, and in the range of 40 to 80 dph on city suburban/urban extension sites.
- 8.3.8. The residential density proposed therefore, is at the lower end of the density range for suburban/urban sites promoted in the guidelines. I have had regard to the infill nature of the site and Section 15.5.2 and 15.13.3 of the CDP regarding infill development and am satisfied on balance the proposed development meets the development management requirements for such infill sites. I am further satisfied that the proposed density is appropriate on this infill site given the densities prevailing on adjoining residential developments.
- 8.3.9. I am satisfied that the proposed development would not therefore constitute overdevelopment of the site, is appropriate on an infill corner site at this location and that the proposed density is acceptable and would not materially contravene Section 15.5.2 or 15.13.3 of the CDP which relates to infill development.

Design

- 8.3.10. The pair of semi-detached houses proposed to the side of the existing two storey house are two storeys in height.
- 8.3.11. The proposed houses have pitched roofs with a stated ridge height of 8.497m. The overall width of the proposed houses is 10.69m. It is accepted that the ridge height is 958mm above neighbouring properties, but I do not accept that this roof height is excessive on this corner site.
- 8.3.12. In terms of visual intrusion, I accept that the proposed houses will be visible on this corner site on approach to the junction between Coolgariff Road and Shantalla Road. However, I am satisfied that the scale, massing and height proposed can be assimilated into the subject site. I am satisfied given the orientation of the houses along Shantalla Road, the separation distances from existing rear garden boundaries and height proposed as viewed from neighbouring properties, along with the design and profile of the proposed dwellings, that they will not give rise to significant visual impact.
- 8.3.13. I can also confirm from my site visit that the boundary to the south and east is heavily planted. In my opinion this planting will further screen the proposed development and will further reduce the visual impact of the proposed dwellings on adjoining houses.
- 8.3.14. Therefore, I am satisfied that the proposed development in terms of scale, massing and height will not give rise to a significant visual impact.
- 8.3.15. Finishes proposed include coloured render, selected brick and coloured render, with uPVC/Alu clad windows and metal cladding roof trim over front entrance doors, and blue-black roof tiles. These finishes are considered acceptable.
- 8.3.16. I consider that the layout, density and design of the development take cognisance of existing residential development in the vicinity and the future occupants of the scheme and can be integrated into the existing built-up footprint.

Private Open Space

- 8.3.17. Following the subdivision of the site the existing four-bedroom dwelling will be provided with 97.5sqm private open space. Proposed private open space for house type 1A is 43.4sqm and for house type 1B is 70.3sqm.

- 8.3.18. Section 15.11 of the CDP relates to House Developments - In terms of private open space, the development plan requires a minimum standard of 10 square metres of private open space per bedspace will normally be applied. Generally, up to 60 to 70 square metres of rear garden area is considered sufficient for houses in the City.
- 8.3.19. SPPR 2 - Minimum Private Open Space Standards for Houses as set out in the Compact Settlement Guidelines requirements for a 3-bed house is 40sqm and for a 4 bed + house is 50sqm.
- 8.3.20. I am satisfied therefore that private open space meets the requirements of both the CDP and the Guidelines.

Summary

- 8.3.21. In summary, I consider that the proposed infill development would not be out of character with the immediate area, and is acceptable in terms of layout, density, design and finishes.
- 8.3.22. I consider that the proposed development is appropriate at this location on this corner site, and that the proposal is in compliance with Policy QHSN10, Policy QHSN04 and Policy QHSN11 of the Dublin City County Development Plan 2022-2028. The proposed development is therefore, considered acceptable in principle.

8.4. Residential Amenity

- 8.4.1. Chapter 5 of the 2022 -2028 Dublin City Development Plan relates to quality housing and sustainable neighbourhoods. Chapter 15 sets out further details in relation to site development standards, Section 15.5.2 relates to infill development while Section 15.13.3 relates to Infill / Side Garden Housing Development.
- 8.4.2. Policy QHSN6 seeks 'to promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews development, re-use/adaption of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.'
- 8.4.3. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities January 2024 set national planning policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

- 8.4.4. Special Planning Policy Requirement SPPR1 relates to Separation Distances and states that 'It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level.' It further states that 'there shall be no specific minimum separation distance at ground floor level or to the front of houses, duplex units or apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.'

Overlooking

- 8.4.5. I note the existing end of terrace house includes a gable window at first floor level, which serves a stairs/landing. I accept given the separation distances of between 5.5m to 7.0m from the side boundary that there will be a degree of overlooking from the first-floor bedroom windows to the rear. However, I am satisfied that as these windows are (facing the side elevation of this house) and not directly facing the rear elevations of adjoining houses that the degree of overlooking is acceptable in an urban area.
- 8.4.6. I am therefore, satisfied that there will be no significant overlooking of the rear gardens of the adjoining house to the east and will not result in loss of privacy to the rear gardens of these adjoining properties to an unacceptable degree.

Overbearing

- 8.4.7. The set back from adjoining rear site boundaries is noted above. I accept that the proposed dwellings would sit 958mm above neighbouring properties and will be most visible from Coolgariff Road and Shantalla Road. However, given the location of these houses on the corner, and setback from the boundary with the gable of the appellants property I do not consider they would be significantly overbearing. I do not consider that it would be overbearing or injurious to the visual amenities of the area.

Overshadowing

- 8.4.8. I have examined the site layout drawings, height, separation distances and orientation of the proposed dwellings to the side of the adjacent terraced houses

along Shantalla Road. I am satisfied that the proposed two storey dwellings will not give rise to overshadowing or loss of day light to adjacent terraced houses.

Summary

- 8.4.9. I am satisfied that the proposed development would be in accordance with Policy QHSN6, Section 15.5.2 and Section 15.13.3 of the Dublin City Development Plan 2022-2028, would not be seriously injurious to residential amenity, and would not therefore, materially contravene the residential zoning objective for the area. On this basis the decision of the PA to grant permission should be upheld.

8.5. Access, Traffic Safety and Parking

- 8.5.1. Concerns were raised by the third parties in relation to access, traffic safety and parking.

Vehicular Access

- 8.5.2. Separate vehicular entrances were initially proposed to serve the existing and proposed dwellings. The existing vehicular access from Coolgarriif Road was proposed to be widened to accommodate an entrance with a stated width of 3.50m to serve the existing house. The proposed new entrance had a stated width of 3.4m to serve the proposed dwellings.
- 8.5.3. The existing front boundary wall addressing the corner is also to be reduced in height to 0.9m. An existing grass verge and street tree are located to the north of the existing entrance and on the corner between the public footpath and the T junction between Coolgarriif Road and Shantalla Road.
- 8.5.4. The Transportation Section of the PA raised concern in relation to the creation of the second entrance given its proximity of the adjacent street tree, the impact on which was considered contrary to Section 4.3.2 of Appendix 5 the Dublin City Development Plan 2022-2028.
- 8.5.5. Section 4.3.2 of Appendix 5 the Dublin City Development Plan refers to proposed vehicular entrance interfering with any street trees. It states that 'proposals that would result in the removal of, or damage to, a street tree will not generally be permitted and where permitted, must be mitigated. Where a street tree is located in close proximity to a vehicular entrance, protective measures shall be implemented during construction. It further states that 'the extent of the associated dishing of the

footpath and kerb for a vehicular entrance shall not negatively impact on existing street trees and tree root zone.'

- 8.5.6. The Transportation Section of the PA further noted the 'angular alignment of the site boundary facing the junction splay, the capacity for safely widening the vehicular entrance in a southerly direction' which it considered was limited.
- 8.5.7. The proposal was amended by way of revised proposals following a request for further information. The revised site layout plan indicates widening of the existing entrance in a southerly direction to a width of 4m thereby creating a shared entrance serving all three dwellings.
- 8.5.8. The response to the RFI was acceptable to the Transportation Section of the PA and Condition no.6 refers to their requirements which if the Commission are minded granting permission can be attached by way of a similarly worded condition.
- 8.5.9. I note concerns raised in the grounds of appeal in respect of damage to the street tree on the southern side of the existing entrance and can confirm from my site visit that the tree stump only now remains. While I note also the response of the applicant to the likelihood that this was undertaken at the direction of the local authority, I note also that the Parks Section of the PA have not commented on same. In the absence of any evidence of how, why or when the tree was damaged, I can only assume that the PA will carry out future replacement tree planting.
- 8.5.10. In relation to the submission that a previous decision of the Commission provided protection of the tree, I can find no such planning history.

Car Parking

- 8.5.11. The proposed development as amended in RFI provides for two no. car parking spaces to serve the proposed 2 no. houses with one space proposed to serve the existing house.
- 8.5.12. The subject site is located in Parking Zone 3 of Map J of the City Development Plan, for which the maximum car parking standard is 1no. space per dwelling.
- 8.5.13. I concur with the PA in that the site constitutes an accessible location in accordance with the criteria of the Compact Settlement Guidelines (2024), given the availability of public transport and that a reduced parking provision below the maximum standard would be acceptable on this basis.

- 8.5.14. In terms of concerns raised regarding vehicular parking, the revised Site Layout Plan showing the car parking spaces for 3 no. cars was submitted in RFI and was acceptable to the Transportation section of the PA.
- 8.5.15. I note the concerns raised in the grounds of appeal in relation to illegal parking in the vicinity of the site, as a result of inadequate parking spaces provided to the infill development located opposite.
- 8.5.16. I can confirm on the morning of my site inspection that while I observed cars parked on widened sections of footpaths, I did not observe any illegal parking across driveways such as to cause an obstruction to road users.
- 8.5.17. I am satisfied that parking provision proposed is in accordance with current County Development Plan car parking standards and would also note that the parking standards are maximum requirements. I am also satisfied given the location of the subject site within walking distance of high frequency public transport corridors and essential daily services including schools, that the provision of a reduced no. of car parking spaces is appropriate at this location. This will not only promote active travel but also lead to a more sustainable development.
- 8.5.18. In my opinion, the issue of on street parking has been overstated in the appeal. I do not consider the addition of 2 no. houses would give rise to a significant cumulative impact on car parking along Coolgariff Road.
- 8.5.19. In terms of additional traffic, I do not consider the addition of 2 no. houses would give rise to a significant cumulative impact on Traffic along Coolgariff Road and or junction with Shantalla Road.

Summary

- 8.5.20. I am satisfied therefore, that the proposed access, parking, and traffic generated can be accommodated within the existing road network, is acceptable in terms of traffic safety and convenience, and would not give rise to a traffic hazard.

8.6. Surface Water and Foul Drainage

- 8.6.1. Concerns are raised in the grounds of appeal in relation to the existing foul drainage network which it is asserted with the expected occupancy will be overloaded, referencing past blockages when the existing house was rented.

- 8.6.2. In this regard I note the observations from Uisce Éireann with responsibility for the public sewer network, which raised no objection to the proposed infill development.
- 8.6.3. I further note a reference in the grounds of appeal to a previous planning application for a bungalow on site, which was refused on the basis of the capacity of the foul drainage system. I have been unable to identify this application/decision in my assessment of the information available to me on file.
- 8.6.4. I note the reports from the Drainage Division of the PA and request for further information in relation to surface water management and SuDS proposals in particular. I have examined the details submitted in RFI and am satisfied that Condition no. 5 of the notification of decision to grant permission summarised in section 3.1.1 above is comprehensive, clear and enforceable.
- 8.6.5. If the Commission are minded granting permission for the proposed development a similarly worded condition could be attached.

8.7. Other Matters

- 8.7.1. *Public Notices* - In terms of procedural matters and the alleged irregularities in terms of the location and timing of the erection of the site notice, I note that both matters were considered acceptable by the planning authority. I am satisfied that this did not prevent the concerned party from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

9.0 AA Screening

- 9.1.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.1.2. The site is situated c.3.2km to the northwest of the South Dublin Bay and River Tolka Estuary Special Protection Area, and c.4.65km to the northwest of the North Dublin Bay Special Area of Conservation and North Bull Island Special Protection Area (Site Code 004006).
- 9.1.3. The proposed development comprises the construction of two new dwellings and all associated site works to the side of no.1 Coolgariff Road.

- 9.1.4. No nature conservation concerns were raised in the planning appeal. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site.
- 9.1.5. The reason for this conclusion is as follows:
- The small scale and infill nature of the works in a serviced urban area,
 - The distance from the nearest European site and lack of connections, and
 - Taking into account screening report/determination by Dublin City Council.
- 9.1.6. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The subject site is located approximately c.2.5km north of the River Tolka. The proposed development comprises the construction of two new dwellings and all associated site works at 1 Coolgariff Road, Beaumont, Dublin 9. No water deterioration concerns were raised in the planning appeal.
- 10.2. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.3. The reason for this conclusion is as follows:
- The nature of the development in an urban environment.
 - There are no waterbodies within the site.

- The location of the site c.2.5km north of the River Tolka and the lack of a hydrological connection.

10.4. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission should be **granted** subject to conditions for the reasons and considerations as set out below.

12.0 Reasons and Considerations

Having regard to the corner and infill nature of the proposed development located on lands zoned 'Z1 Sustainable Residential Neighbourhoods' in the Dublin City County Development Plan 2022-2028, to the policies and objectives of the development plan and in particular policies QHSN6 (Urban Consolidation) and QHSN04 (Densification of Suburbs) which support residential consolidation, intensification and densification, the development standards set out in the plan, to the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' issued by the Department of Housing Local Government and Heritage in January 2024, to the design, scale and layout of the proposed two-storey development, and to the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate form of development on this serviced land, would not seriously injure the character of the area or the residential amenities of property in the vicinity; and would be acceptable in terms access and pedestrian and traffic safety. The proposed development would be in accordance with the zoning objectives, policies and provisions of the Dublin City Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 27th day of February 2026, 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: in the interest of visual amenity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: in the interests of public health and surface water management.

4. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Eireann to provide for service connections to the public water supply and wastewater collection network.

Reason: in the interest of public health and to ensure adequate water/wastewater facilities.

5. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: in the Interests of visual and residential amenity.

6. The developer shall comply with the following transportation planning requirement of the planning authority:
- (a) The vehicular entrance shall be a maximum of 4.0 metres in width and shall not have outward opening gates.
 - (b) Footpath and kerb shall be dished and new entrance provided to the requirements of the planning authority.
 - (c) All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: in the interests of traffic and pedestrian safety and Volume 2, Appendix 5 of the Dublin City Development Plan 2022 - 2028.

7. A maximum of three number parking spaces, only, are permitted to serve the existing and proposed dwellings on site.

Reason: in the interest of public safety and the proper planning and sustainable development of the area.

8. All of the in-curtilage car parking spaces serving the residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points.

Reason: in the interest of sustainable transportation.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: in the interests of public safety and residential amenity.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on

Saturdays and not at all on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: in order to safeguard the residential amenities of property in the vicinity.

11. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interest of residential and visual amenity.

12. Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.

Reason: in the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

13. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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 the 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 developers, 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.

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.

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.”

Susan McHugh
Senior Planning Inspector

22nd July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501239-DN
Proposed Development Summary	Construction of 2 dwellings to the side of the existing dwelling and all associated site works.
Development Address	1 Coolgariff Road, Beaumont, Dublin 9
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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ 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)?	
☒ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	Part 2, Schedule 5, Class 10 Infrastructure Projects – (b) (i) Construction of more than 500 dwelling units. (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
☐ 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)	The number of housing units proposed in this instance is 2 which is significantly below the 500-unit threshold. The site area is c. 0.057ha gross is also below the 10ha threshold for urban development in other parts of a built-up area that's not a business district.
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 ☐	

No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)
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Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501239-DN
Proposed Development Summary	Construction of 2 dwellings to the side of the existing dwelling and all associated site works.
Development Address	1 Coolgariff Road, Beaumont, Dublin 9.
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).	Permission is being sought for the construction of two no. 2 storey dwellings which is located to the side of no. No. 1 Coolgariff Road, Beaumont, Dublin 9. Access to the dwellings is provided from Coolgariff Road via a widened shared entrance. Water connection and wastewater services will be provided from existing mains within the vicinity of the subject site. The development would not result in the production of significant waste, emissions, or pollutants.
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,	The proposed site is located within an urban area; there are no significant sensitivities in the immediate area. The subject site is not located within a designated site, the nearest are as follows: • South Dublin Bay and River Tolka Estuary SPA (Site Code 004024) is situated c.3.2km to the southeast of the site. • North Dublin Bay SAC (Site Code 000206) is situated c.4.65km to the southeast of the site. • North Bull Island SPA (Site Code 004006).is situated c.4.65km to the southeast of the site. My appropriate assessment screening concludes that the proposed development would not likely have a significant effect on any European Site.

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 size measures c.0.057ha. The size of the development is not exceptional in the context of an urban environment. There are existing dwellings adjacent to the proposed site, to the north and southeast. The proposed development is a relatively small development in the urban context. There is no real likelihood of significant cumulative effects within the existing and permitted projects in the area.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ **Date:** _____

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

(only where Schedule 7A information or EIAR required)