



An
Coimisiún
Pleanála

Inspector's Report PL-501422-DR-26

Development

Retention Planning Permission is sought for a three year temporary Retention Permission for a self contained Pizza Catering Truck located within Dunnes Stores outdoor seating and gardening area and the retention of two associated advertising signs and all associated works. The proposed operating hours for the catering truck are daily from 2:00 PM to 11:00 PM.

Location

Outdoor Seating and Gardening Area,
Dunnes Stores, Old Bray Road,
Cornelscourt, Dublin 18, Dublin,
D18TD00

Planning Authority

Dun Laoghaire Rathdown County
Council

Planning Authority Reg. Ref.

D25A/0651

Applicant

Chawkes Woodfired Pizza Limited

Type of Application

Retention

Planning Authority Decision

Grant Retention with Conditions

Type of Appeal	Third Party Normal Planning Appeal
Appellant	Niall Melvin
Observer	None
Date of Site Inspection	15/08/2026
Inspector	Siobhan Carroll

Contents

1.0 Site Location and Description	5
2.0 Proposed Development	5
3.0 Planning Authority Decision	6
3.1. Decision	6
3.2. Planning Authority Reports	6
3.3. Prescribed Bodies	7
3.4. Third Party Observations	7
4.0 Planning History	7
5.0 Policy Context	8
5.1. Dún Laoghaire-Rathdown Development Plan 2022-2028	8
5.2. Natural Heritage Designations	9
6.0 EIA Screening	10
7.0 The Appeal	10
7.1. Grounds of Appeal	10
7.2. Applicant Response	12
7.3. Planning Authority Response	12
7.4. Observations	12
7.5. Further Responses	12
8.0 Assessment	13
8.1. Principle of Development	13
8.2. Impact upon residential amenity	14
8.3. Servicing	15
9.0 AA Screening	16

10.0	Water Framework Directive	17
11.0	Recommendation	17
12.0	Reasons and Considerations.....	17
13.0	Conditions	18
	Appendix 1: Form 1 EIA Pre-Screening	21
	Appendix 2: Form 2 - EIA Preliminary Examination.....	24

1.0 Site Location and Description

- 1.1. The subject site is located in the suburb of Cornelscourt in South Co. Dublin. It is situated on the eastern side of the Old Bray Road (R842). The site situated within the neighbourhood centre at Cornelscourt Village. The adjoining building to the south of the site was most recently occupied by a Dunnes Stores convenience retail unit. This store has ceased trading. Previously the Magic Carpet Public House was located there.
- 1.2. The site adjoins a car parking to the north which serves the retail units at Histon House to the north. No. 9 Gort Na Mona Drive a detached dormer bungalow is situated c.15m to the south-west of the appeal site. The property Spanish Point a detached dwelling is situated c.16m to the north-west of the appeal site.
- 1.3. The site has a stated area of 455sq m. It comprises the outdoor seating and garden area previously associated with the adjoining building to the south of the site. The site contains a pizza catering truck with an area of 23sq m which is located to the north-western corner. The area of the site which is not paved is surfaced with artificial grass. There are a number of wooden picnic tables and tables and chairs within the central area of the site. There is a mature monkey puzzle tree in the centre of the site. The premises is accessed at the north-eastern corner of the via a gate pedestrian entrance.

2.0 Proposed Development

- 2.1. Retention Planning Permission is sought for the three year temporary retention of a self-contained Pizza Catering Truck located within Dunnes Stores outdoor seating and gardening area and the retention of two associated advertising signs and all associated works. The proposed operating hours for the catering truck are daily from 2:00 PM to 11:00 PM.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Dun Laoghaire-Rathdown County Council in their decision issued on 1st of May 2026 decided to grant permission for retention in respect of the proposal. The permission is subject to 9 no. conditions.
- 3.1.2. Condition no. 2 specifies that the permission is for a period of three years.
- 3.1.3. Condition no. 3 specifies that the solid fuel used in the ovens must be an approved fuel in accordance with S.I. No. 529/2022 – Air Pollution Act 1987 (Solid Fuels) Regulations 2022 (or any replacement regulations that may come into force in the future).
- 3.1.4. Condition no. 5 states that the premises shall be operated so that noise from any music amplified or otherwise does not have an adverse impact on the background noise levels at the façade of any nearby residential unit or noise sensitive locations.

3.2. Planning Authority Reports

- 3.2.1. Planning Reports
- 3.2.2. Planner's report dated 13/10/2025 – Further information requested.
- 3.2.3. Further information was requested in relation to one item. The applicant was requested to provide information on the disposal of foul water from the unit. If a connection is required to the public network the applicant shall engage with Uisce Éireann to determine the feasibility of connection through the submission of a Pre-Connection enquiry.
- 3.2.4. Planner's report dated 01/05/2026 – Following the submission of a response to the further information the Planning Authority were satisfied with the detail provided in relation to the use of water and disposal of foul water and a grant of retention was recommended.
- 3.2.5. Other Technical Reports
- 3.2.6. Transportation Planning report dated 08/10/2025 – No objection.
- 3.2.7. Drainage Planning report dated 16/09/2025 – No objection.

3.2.8. Environmental Enforcement/Waste Management report dated 02/09/2025 - No objection subject to conditions.

3.2.9. EHO: report dated 26/09/2025 – No objection subject to the attachment of conditions.

3.3. **Prescribed Bodies**

3.3.1. Uisce Éireann: report dated 02/10/2025 – Further information requested regarding the disposal of foul water from the unit.

3.3.2. Uisce Éireann: report dated 30/04/2026 – No objection subject to the attachment of conditions.

3.4. **Third Party Observations**

3.4.1. The Planning Authority received one submission/observation in relation to the application. The main issues raised are similar to those set out in the appeal.

4.0 **Planning History**

4.1.1. None on site

Adjacent area

4.1.2. Reg. Ref. D25A/0427/WEB & PL501291-DR-26 – Permission was granted by the Planning Authority for the demolition of bungalow. Construction of Family Hub with elements of 1,2,3 & 4 storeys containing 23 accommodation units to house 100 people, with associated works at Spanish Point, Mart Lane to the west of the subject site. The application is currently appealed.

4.1.3. Reg. Ref. D23A/0412 – Permission was granted for change of use from retail use to coffee shop use with ancillary take away facility. At unit 5 Histon House, Cornelscourt.

4.1.4. Reg. Ref. D23A/0085 – Permission was granted for a change of use of second floor storage area to office. At Unit 10 5 Histon House, Cornelscourt.

- 4.1.5. Reg. Ref. D20A/0882 – Permission was granted for part change of use of an existing permitted retail unit (209.7sq m) to retail use with ancillary off licence sales (12.7sq m). At Magic Carpet Centre, Cornelscourt.
- 4.1.6. Reg. Ref. D13A/0629 – Permission was granted for a single storey extension to the side of existing house consisting of a family flat and conversion of existing garage at the side of the house to provide part of the accommodation in the family flat. At Woodfield, no. 9 Gort Na Mona Drive, Cornelscourt.

5.0 Policy Context

5.1. Dún Laoghaire-Rathdown Development Plan 2022-2028

- 5.1.1. The appeal site at Dunnes Stores, Old Bray Road, Cornelscourt, Dublin 18, is located on lands zoned Objective 'NC' which has the objective: "to protect, provide for, and/or improve mixed-use neighbourhood facilities". Part of the site is located on lands zoned Objective 'A' residential.
- 5.1.2. Chapter 7 refers to Towns, Villages and Retail Development
- 5.1.3. Policy Objective RET7: Neighbourhood Centres, it is the policy of the Council to: Support the development of Neighbourhood Centres as the focal point of the communities and neighbourhoods they serve, by way of the provision of an appropriate mix, range and of uses - including retail and retail services - in areas zoned objective 'NC', subject to the protection of the residential amenities of the surrounding area.
- 5.1.4. Section 7.6.2 refers to Casual Trading Areas
- 5.1.5. Policy Objective RET10: Casual Trading Areas - It is a Policy Objective of the Council to designate sites as Casual Trading Areas in suitable locations where deemed appropriate.
- 5.1.6. Chapter 12 refers to Development Management
- 5.1.7. Section 12.6.5 refers to Fast Food Outlets/Takeaways/Restaurants
- 5.1.8. The following criteria will be taken into account in the assessment of development proposals for fast food/takeaway outlets, including those with a drive through facility, and where relevant, for restaurants.

- The need to retain, protect and strengthen the retail overall variety, and multi-use function of the area.
- The adequacy of existing facilities for the sale of hot food for consumption off the premises in the locality. In this regard, the applicant shall submit details of all existing fast food/takeaway outlets within the locality.
- The cumulative effect of the proposed development on the amenities of the area, particularly so in predominantly residential zoned locales.
- The effect of the proposed development on the existing mix of land uses and activities in the area.
- Careful consideration of the location of fast food outlets in the vicinity of schools and parks.
- Location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.
- Fast food outlets/takeaways with proposed drive- through facilities will generally only be acceptable within Major Town Centres or District Centres and will be assessed on a case by-case basis.
- The proliferation or oversupply of certain premises that cause or are likely to cause disturbance or nuisance, detract from amenities or seriously detract from an area generally in terms of use and services mix may be resisted.
- Hours of operation.

5.2. Natural Heritage Designations

- 5.2.1. South Dublin Bay SAC (Site Code 000210) is located 3km to the north of the appeal site.
- 5.2.2. South Dublin Bay and River Tolka Estuary SPA (Site Code 004024) is located 3km to the north of the appeal site.
- 5.2.3. Dalkey Island SPA (Site Code 004172) is located 4.9km to the east of the appeal site.

- 5.2.4. Rockabill to Dalkey Island SAC (Site Code 003000) is located 5.1km to the east of the appeal site.

6.0 EIA Screening

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

7.0 The Appeal

7.1. Grounds of Appeal

- 7.1.1. A third party appeal was submitted by Niall Melvin. The issues raised are as follows;
- The grounds of appeal primarily refer to the ongoing impact of smoke emissions, odour and associated residential amenity impacts arising from the operation of the facility.
 - The operation of the business gives rise to repeated smoke emissions which it is stated accumulate in the rear garden of the appellant's property. The most significant smoke emissions arise during startup and initial firing periods at approximately 3pm. The operational impacts vary depending upon prevailing wind conditions and atmospheric circumstances.
 - The report of the Environmental Enforcement/Waste Management Section noted that no documentation relating to the management of environmental emissions was submitted with the application.
 - The Environmental Enforcement/Waste Management Section recommended a condition requiring that there shall be no emissions of malodorous, gas, dust, fumes or other deleterious materials on site as would give reasonable

cause for annoyance to any person in any residence adjoining unit or public place in the vicinity.

- It is submitted the attachment of a condition does not remedy a development which in operational practice gives rise to smoke nuisance affecting adjoining residential amenity.
- It is set out in the appeal that the Environmental Enforcement/Waste Management Section report when read together with the photographic evidence and operational observations supports the position that the operational impacts of the development were not adequately assessed prior to the grant of permission.
- The further information documents demonstrate that the operational characteristics and servicing requirements of the development evolved following commencement of operations.
- It is stated in the appeal that there is an apparent operational integration between the pizza truck facility and the adjoining dwelling. The pizza truck may not constitute a self-contained standalone temporary catering facility but appears operationally dependent upon and functionally integrated with the adjoining residential property.
- Such use of a dwelling as ancillary commercial servicing infrastructure, staff welfare accommodation, staff toilet infrastructure, goods and product storage space and operational support infrastructure constitutes a wholly inappropriate use of a dwelling.
- The drainage and servicing arrangements described in the further information documentation appear to extend beyond the red line boundary of the application site.
- It is noted that the drainage arrangements appear to comprise overground pipework associated with the commercial operation. It is stated that it is not clear from the documentation submitted whether this arrangement complies with Uisce Éireann standards.
- A letter from Hospital Consultant has been submitted with the appeal. It states that it is their opinion that the recurring smoke emissions and repeated

residential exposure to woodsmoke particulate matter arising from the operation of the facility are sufficient to give rise to recurrent upper airway irritation symptoms.

- It is respectfully submitted that the Planning Authority did not adequately assess the practical operational impacts of recurring smoke emissions, the interaction between wind conditions and residential amenity, the cumulative impacts of daily startup emissions, the operational integration between the pizza facility and adjoining residential property, the wastewater and servicing arrangements associated with the development, the use of the adjoining dwelling as ancillary commercial infrastructure or the likely recurring impacts upon adjoining residential property.
- The appellant respectfully requests that the Commission refuse permission for the proposed development or alternatively attach strengthened conditions relating to smoke emissions, fuel use, environmental management, drainage infrastructure, operational controls and ancillary servicing arrangements.

7.2. Applicant Response

7.2.1. None received.

7.3. Planning Authority Response

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

7.4. Observations

7.4.1. None received.

7.5. Further Responses

7.5.1. None received.

8.0 **Assessment**

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

- Principle of Development
- Impact upon residential amenity
- Services

8.1. **Principle of Development**

- 8.1.1. The proposed development relates to the retention of a self-contained Pizza Catering Truck located within Dunnes Stores outdoor seating and garden area and the retention of two associated advertising signs and all associated works. The proposed operating hours for the catering truck are daily from 2:00 PM to 11:00 PM.
- 8.1.2. The site is subject to NC zoning objective under the Development Plan. A minor portion of the site is located on lands which are zoned objective A, Residential.
- 8.1.3. Policy Objective RET7 supports the development of Neighbourhood Centres as the focal point of the communities they serve, including the provision of retail services, subject to protection of the residential amenities of the surrounding area.
- 8.1.4. A pizza catering truck is not defined in the Development Plan, however I consider that the use would fall under the definition of a restaurant/café use. Restaurant/Café use is a permissible use under the NC land use zoning objective, and it is open for consideration under the Residential land use zoning objective. I consider that the subject Pizza Catering Truck aligns with the objectives of the NC zoning and would be acceptable on the portion of the site zoned residential on the basis that it is open for consideration and given the limited extent of that zoning within the site.
- 8.1.5. Having regard to the location of the appeal site within an existing outdoor seating and garden area and the NC zoning on the site, I consider that the proposed

development is acceptable in principle, subject to all other relevant planning considerations being satisfactorily addressed.

8.2. Impact upon residential amenity

- 8.2.1. The grounds of appeal primarily refer to the issue of smoke emissions arising from the operation of the facility. It is stated in the appeal that repeated smoke emissions accumulate in the rear garden of the appellant's property with the most significant smoke emissions arising during startup and initial firing periods at approximately 3pm. I note that it is stated in the appeal that the operational impacts vary depending upon prevailing wind conditions and atmospheric circumstances.
- 8.2.2. In relation to the siting of the subject pizza catering truck, it is located immediately to the south of a car park and immediately to the north-east of the commercial building formerly occupied by Dunnes Stores. The adjoining property to the west No. 9 Gort Na Mona Drive a detached dormer bungalow is part of the wider landholding of the site owner and the dwelling is currently vacant. The appellant's property Spanish Point a detached dwelling is situated c.16m to the north-west of the appeal site. I note that the garden of the property extends for c.48m to the south of the dwelling.
- 8.2.3. The report of the Planning Officer in their assessment stated that the subject catering truck is located away from sensitive uses relating to noise and smell. The report of the EHO dated 26/09/2025 stated that there was no objection to the proposal subject to the attachment of a number of conditions referring to the fuel used to heat the pizza oven, that adequate waste disposal and recycling facilities are provided on the site and in relation to noise. Specifically in relation to fuel used to heat the ovens the report of the EHO set out that such fuels must be an approved fuel in accordance with S.I. No. 529/2022 – Air Pollution Act 1987 (Solid Fuels) Regulations 2022.
- 8.2.4. I note that the operation of the pizza catering truck specifically the use of the pizza ovens does generate smoke and particularly when first used at the beginning of service. I also note that the occurrence and accumulation of smoke in the area will vary depending upon prevailing wind conditions and atmospheric circumstances.
- 8.2.5. I consider that the attachment of the condition recommended in the report of the EHO satisfactorily addresses the matter of smoke generated by the use of the pizza ovens by specifying the fuel source is in accordance with S.I. No. 529/2022 – Air

Pollution Act 1987 (Solid Fuels) Regulations 2022. This will ensure that the fuel used will be a dry/low moisture wood. Furthermore, having regard to the temporary nature of the permission sought of three years this restricts the duration of the use.

Accordingly, I am satisfied that the proposed development would not give rise to undue impact on existing residential amenities in the area.

8.3. Servicing

- 8.3.1. The grounds of appeal raised the matter of drainage and servicing arrangements.
- 8.3.2. The Planning Authority sought further information in relation to the matter of foul water from the truck unit. In response to the matter the applicant stated that externally located sink skimmers were installed and connected via a drainage pipe from the truck unit to the adjoining property and is connected to the existing kitchen waste gully.
- 8.3.3. In relation to washing up the applicant confirmed that the nature of the operation results in a minimal amount which comprises a few utensil which do not have oil or grease content and therefore the sink skimmer in the truck unit is appropriate for the nature of the premises.
- 8.3.4. The applicant confirmed that water is not required for food preparation and that all food preparation is carried out off site at other premises and is delivered to the truck for cooking with minimal involvement onsite for any form of preparation.
- 8.3.5. Uisce Éireann had sought the further information in relation to the disposal of foul water from the catering unit. They reviewed the revised details, and in their report dated 30/04/2026 confirmed that there was no objection subject to the attachment of conditions. The report of the Planning Officer dated 01/05/2026 stated that they were satisfied with the detail provided in relation to the use of water and disposal of foul water.
- 8.3.6. Furthermore, I note that the Drainage Planning Section and the Environmental Enforcement/Waste Management Section as detailed in their reports dated 16/09/2025 and 02/09/2025 had no objections to the proposal. Accordingly, I consider that the matter of foul and surface water serving the catering unit have been satisfactorily addressed.

- 8.3.7. The appeal referred to the use of the adjacent dwelling to the north of the site. In relation to this matter, I note that it was also raised in the appellant's submission on the planning application. The Planning Authority noted the matter in their report and highlighted that the residential building is located outside the redline boundary of the site for which retention permission is sought and therefore it does not form part of the overall assessment. I would concur with the Planning Authority in relation to this and I also note that the applicant confirmed in their response to the further information that the food was prepared off-site at another business premises before being brought to the catering truck where it is then cooked for sale and consumption.

9.0 AA Screening

- 9.1. I have considered the proposed development considering the requirements S177U of the Planning and Development Act 2000, as amended.
- 9.2. South Dublin Bay SAC (Site Code 000210) and South Dublin Bay and River Tolka Estuary SPA (Site Code 004024) are located 3km to the north of the appeal site.
- 9.2.1. Dalkey Island SPA (Site Code 004172) is located 4.9km to the east of the appeal site. Rockabill to Dalkey Island SAC (Site Code 003000) is located 5.1km to the east of the appeal site.
- 9.3. The proposed development comprises the retention for a three year period of a self-contained Pizza Catering Truck located within Dunnes Stores outdoor seating and garden area and the retention of two associated advertising signs and all associated works.
- 9.4. No nature conservation concerns were raised in the planning appeal.
- 9.5. No streams/watercourses are identified on site.
- 9.6. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European site. The reason for this conclusion is as follows:
- The small scale and nature of the development.
 - The distance to the nearest European sites, and the absence of any hydrological or other pathways

- 9.7. Considering the screening report of Dun Laoghaire-Rathdown County Council.
- 9.8. I conclude based on objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

10.0 Water Framework Directive

- 10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.
- 10.2. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.
- 10.3. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.
- 10.4. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

- 11.1. I recommend that retention permission is granted.

12.0 Reasons and Considerations

- 12.1. Having regard to the location of the site lands on lands with the zoning objective Neighbourhood Centre, as set out in the Dún Laoghaire Rathdown County Development Plan 2022-2028 and which is supportive of the pizza catering truck development, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of development, would not adversely impact on the visual or residential amenities of the area, would comply with the zoning objective and wider provisions of the current

Development Plan for the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be retained 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 5th day of April 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. The period during which the development hereby permitted may be carried out shall be three years from the date of this Order. The structure shall be removed on the expiration of this period and the site reinstated unless, prior to the end of the period, permission for its retention shall have been granted by the Planning Authority or An Coimisiún Pleanála on appeal.

Reason: Having regard to the nature of the development and to cater for orderly development of the area, the Commission considers it appropriate to specify a period of validity of this permission.

3. The pizza catering truck shall operate only between the hours of 14:00 and 23:00, seven days a week. No operation shall occur outside these hours.

Reason: In the interests of residential amenity.

4. The outdoor seating area shall be used solely by customers of the pizza catering truck and only for the consumption of items purchased from the pizza catering truck. No external food or beverages shall be consumed within the seating area.

Reason: In the interest of residential amenity.

5. The site shall be closed and secured outside of operating hours. All seating and associated areas shall be cleared of customers by 23:00 daily and the site shall be secured to prevent unauthorised access.

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

6. 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 interest of public health and surface water management.

7. All foul sewage and soiled water shall be discharged to the public foul sewer.

Reason: In the interest of public health.

8. The solid fuel used to heat the ovens, must be an approved fuel in accordance with S.I. No. 529/2022 – Air Pollution Act 1987 (Solid Fuels) Regulations 2022 (or any replacement regulations that may come into force in the future). For clarity this means a solid fuel product which is used for the purposes of combustion for heating (space or water) conforms with the requirements as set out in Regulation 5 of the above regulations in respect of the product:

Solid fuel to be considered an approved solid fuel must conform with the requirements specified below:

- Fuel products which are 100% biomass products, including wood products and wood logs, supplied in units of two cubic metres or less, must have a moisture content of (a) less than 25% and (b) with effect from 1st of September 2025, less than 20%.

Reason: In the interest of public health.

9.

- (a) There shall be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

- (b) Suitable and sufficient refuse facilities including recycling facilities and waste segregation must be provided for the storage of waste material. Such storage facilities must have adequate signage, drainage and lighting. Facilities must be pest proof and secure, the area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area.

Reason: To protect the amenities of property in the vicinity of the site.

10. There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location*, and noise from the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at *noise sensitive locations which exceed the following limits: 55 dB(A) between the hours of 1400 and 1800 Monday to Friday inclusive (excluding bank holidays), or 45 dB(A) at any other time. Note: *Noise sensitive location is deemed to be any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

Reason: In the interest of public health and residential amenity.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way."

Siobhan Carroll
Planning Inspector

19th of August 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL 501422-DR-26
Proposed Development Summary	Retention Planning Permission is sought for a three year temporary Retention Permission for a self contained Pizza Catering Truck located within Dunnes Stores outdoor seating and garden area and the retention of two associated advertising signs and all associated works. The proposed operating hours for the catering truck are daily from 2:00 PM to 11:00 PM.
Development Address	Outdoor Seating and Gardening Area, Dunnes Stores, Old Bray Road, Cornelscourt, Dublin 18, Dublin, D18TD00.
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.	
☒ 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)	Class 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere– Sub Threshold.
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 ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL 501422-DR-26
Proposed Development Summary	Retention Planning Permission is sought for a three year temporary Retention Permission for a self contained Pizza Catering Truck located within Dunnes Stores outdoor seating and garden area and the retention of two associated advertising signs and all associated works. The proposed operating hours for the catering truck are daily from 2:00 PM to 11:00 PM.
Development Address	Outdoor Seating and Gardening Area, Dunnes Stores, Old Bray Road, Cornelscourt, Dublin 18, Dublin, D18TD00.
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 nature and size of the development comprising the placement of a mobile pizza catering truck within existing Dunnes outdoor seating and garden area is not exceptional in the context of the existing urban environment. The proposed development will not result in the production of any significant waste, emissions or pollutants. The development, by virtue of its type (pizza catering truck), does not pose a risk of major accident and/or disaster.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and	The site is located within a zoned Neighbourhood Centre. The site is within a suburban area, an urban environment; and is removed from sensitive natural habitats, designated sites. There are no Protected

approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	Structures at the subject site, or within the immediate environs.
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).	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, there is no real likelihood of significant effects on the environment arising from the proposed development. There is no real likelihood of significant cumulative effects having regard to existing or permitted projects.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant	EIA is not required.

effects on the environment.	
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	