



An
Coimisiún
Pleanála

Inspector's Report

PL-501468-DS-26

Development	Subdivision of site, construction of new two storey detached dwelling to west of existing dwelling, new vehicular entrance and all associated site works
Location	12 Old County Glen, Crumlin, Dublin 12 D12 FY8E
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	WEB1615/26
Applicant(s)	Declan Heery
Type of Application	Permission
Planning Authority Decision	Grant permission with conditions
Type of Appeal	Third Party
Appellant(s)	Brenda Mason & David Sullivan
Observer(s)	None
Date of Site Inspection	09 August 2026
Inspector	Killian Harrington

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1.0 Site Location and Description

- 1.1 The subject site is located in the Old County Glen residential estate, off the Old County Road Drimnagh, Dublin 12. The site measures approximately 419 sqm and is situated on northern side of Old County Glen estate. It comprises an end-of-terrace, two-storey dwelling (no. 12 Old County Glen) with a pitched tiled roof, finished in a mix of pebbledash and brick, with pvc windows. A 4-metre-wide timber gate is sited to the west of the dwelling. An additional parcel of land beyond the existing wall at the western section owned by the applicant consists of lawn and 1 no. mature chestnut tree, that appears as public open space. The red line boundary includes both no. 12 and this adjoining parcel of land. The dwelling at no. 12 already includes pedestrian and vehicular access onto the Old County Glen estate.

For context, the application site adjoins a backland site where 18 no. two-storey dwellings are currently being constructed, nearing completion (permitted under Reg. ref 3369/24). The boundary between the backland site to the north and the Old County Glen estate comprises a blockwork wall and has a height of c. 2 metres.

2.0 Proposed Development

- 2.1 The proposed development consists of the subdivision of the existing site and the construction of a new two-storey detached 3 bedroom dwelling to the west of the existing dwelling, a new vehicular entrance to serve the new dwelling and all associated site works.

3.0 Planning Authority Decision

3.1 Decision

Dublin City Council recommended that permission be granted subject to 11 standard conditions.

3.2. Planning Authority Reports

3.2.1. Planning Report

The planners report noted that the principle of a residential dwelling was acceptable under zoning objective 'Z1'. The proposal was redesigned following a previous refusal by An Coimisiún Pleanála. The planner's report considers the revised design, including the use of a hipped roof and detached form, to be more in keeping with the character of the area and to address concerns about visual impact and neighbourhood character raised in the refusal.

The proposed dwelling was considered to provide a good standard of accommodation. The report found that the internal floor areas, layout, room sizes and private open space all meet or exceed minimum standards, while the remaining garden serving the existing house is also considered acceptable.

The report considered that the development was not expected to significantly impact neighbouring properties. The planning authority concludes that separation distances and site layout are adequate to prevent overlooking, overshadowing or an overbearing effect on adjoining homes and that residential amenity will be protected. The report notes that the first floor en-suite bathroom window facing the housing development to the rear is shown as obscure glazing on the plans and this can be conditioned.

Concerns regarding loss of perceived open space was assessed. The report notes that the land is privately owned, communal green areas remain available within the estate and noted planning policy favours appropriate infill development.

The site is in Parking Zone 2, where a maximum of one parking space per dwelling is permitted, and the proposal complies with this requirement. Both houses would have sufficient space for refuse storage and parking within their front gardens.

Transport Planning raised no concerns regarding road safety, access, parking, or traffic generation, subject only to standard technical conditions

3.2.2. Other Technical Reports

- Drainage Division: No objection subject to standard drainage condition.

- Transportation Planning Division: No objection subject to standard conditions

3.3. Prescribed Bodies

No response

3.4. Third Party Observations

One submission was submitted in relation to the application and this is summarised below:

- The proposed design is not considered to integrate with the existing dwelling and is alleged to be contrary to Section 15.13.2 of the Development Plan in respect of neighbourhood character and visual harmony.
- The land within the applicant's ownership is asserted to form part of the established fabric of the housing estate and used by residents for recreational purposes.
- It is alleged that the site notice was displayed approximately one foot above ground level and did not comply with the statutory requirement to be displayed at eye level.
- A previous application was refused and it is contended that there have been no material changes

4.0 Planning History

4.1 Subject site

Reg. Ref. WEB1748/24 - ACP Reg. Ref. ABP-321346-24:- Planning permission was initially granted by the planning authority for demolition of existing wall to north and construction of new boundary wall to legal boundary with adjoining lands to north; subdivision of site, construction of new two-storey dwelling adjoining the

existing dwelling; change of roof profile to existing dwelling at 12 Old County Glen and all associated site works.

This grant was appealed by a third party to An Coimisiún Pleanála (ACP). The Commission refused permission on the basis that:

'Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate open space to Number 12 Old County Glen and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.'

The Board also considered that the proposal would result in an unsatisfactory standard of residential amenity for the existing house by reason of the cumulative effect of the inadequate provision of good quality open space, the overbearing impact on existing rooms to the front and the loss of two number windows to the west elevation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.'

5.0 Policy Context

5.1 Development Plan

Dublin City Development Plan 2022-2028

The site is subject to the Land Use Zoning Objective Z1 'To protect, provide and improve residential amenities'. Residential use is listed as a permissible use within the land use zoning objective for the site. The following Development Plan policy objectives are relevant:

Policy QHSN6 Urban Consolidation

To promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews development, reuse/ adaption of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.

Policy QHSN10 Urban Density

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 QHSN04 Densification of Suburbs

To support the ongoing densification of the suburbs and prepare a design guide regarding innovative housing models, designs and solutions for infill development, backland development, mews development, re-use of existing housing stock and best practice for attic conversions.

Policy QHSN22 Adaptable and Flexible Housing

To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Lifetime Homes Guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government's 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) and the Universal Design Guidelines for Homes in Ireland (2015).

Policy QHSN37 Houses and Apartments

To ensure that new houses and apartments provide for the needs of family accommodation with a satisfactory level of residential amenity in accordance with the standards for residential accommodation.

Section 15.2.3 Planning Application Documentation – Planning Thresholds

This section notes that planning applications should be supported by the necessary analysis and documentation to demonstrate the proposed design and rationale for a scheme. Table 15-1 sets out that all residential developments

require a Housing Quality Assessment, and any development of 2 or more residential units requires a surface water management plan.

Section 15.5.2 Infill Development

This section sets out requirements for infill development in general.

Section 15.11 House Developments

This section sets out a number of qualitative and quantitative standards for housing, including floor areas, aspect, daylight/sunlight and ventilation, private open space, and separation distances.

Section 15.13.3 Infill/ Side Garden Housing Developments

The development of a dwelling or dwellings in the side garden of an existing house is a means of making the most efficient use of serviced residential lands. Such developments, when undertaken on suitable sites and to a high standard of design, can constitute valuable additions to the residential building stock of an area and will generally be allowed for by the planning authority on suitable large sites.

Appendix 5 - Transport and Mobility: Technical Requirements

Section 4.3.1 Dimensions and Surfacing

Vehicular entrances shall be designed to avoid creation of a traffic hazard for passing traffic and conflict with pedestrians. 'For a single residential dwelling, the vehicular opening proposed shall be at least 2.5 metres or at most 3 metres in width and shall not have outward opening gates'.

5.2. Relevant National or Regional Policy / Ministerial Guidelines (where relevant)

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

SPPR 1 – Separation Distances

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 16m between opposing windows serving

habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. 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

SPPR 2 - Minimum Private Open Space Standards for Houses

It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:

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

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.

SPPR 3 – Car Parking

It is a specific planning policy requirement of these Guidelines that:

- (i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.
- (ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.

(iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling

5.3. Natural Heritage Designations

Liffey Valley proposed NHA is c. 3km to the northwest, South Dublin Bay SAC & South Dublin Bay and River Tolka SPA c.6km to the east, North Dublin Bay SAC and North Bull Island SPA are c. 10km to the northeast and North Dublin Bay proposed NHA c. 9km to the northeast

6.0 EIA Screening

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

The third party appeal represents a number of residents and includes as an appendix the observation submitted as part of the application and also raises the following grounds:

- A similar proposal was previously refused by An Coimisiún Pleanála (ABP Ref. ABP-321346-24) because it represented overdevelopment of a constrained site, was visually intrusive, out of character with the area, and would negatively affect residential amenity. The current proposal raises the same issues and that the changes made are insufficient to justify a different outcome.

- The site is considered a community green space rather than a development site. The land forms part of the estate's public open space and has been maintained by Dublin City Council for decades. The area provides valuable amenity and recreational space for residents and should be retained as such.
- The proposal would harm the streetscape and visual amenity of the area disrupting the existing character and visual harmony of the estate, and conflicting with policies in the Dublin City Development Plan relating to compatibility with existing streetscape character.

7.2. Applicant Response

- There are new signatories in the appeal not previously involved in the planning process
- It is not correct to state that the current proposal disregards the previous refusal (ABP-321346-24). The design has been carefully revised taking fully into account the reasons for refusal. The DCC planner's report explicitly acknowledges that the previous concerns raised by ACP have now been addressed by this re-design.
- The modifications include inter alia:
 - Pitched roof to align with the established character of the terrace
 - Reconfiguration of the dwelling as a detached house ensuring side access to no. 12 is retained and reducing potential residential amenity impacts on the existing dwelling
 - The provision of adequate private open space for both proposed and existing dwellings
- The application already includes a taking in charge drawing showing that additional green space to the southwest will be maintained by DCC. The applicant is ceding these lands despite being in private ownership.
- The proposal has been designed to be in keeping with the character of the estate and the residential neighbourhood, respects the established building line and pattern of development. It adopts a form, scale and materiality that is consistent with neighbouring properties and it visually integrates into the area

7.3. Planning Authority Response

The planning authority requests that their decision to grant permission is upheld and that the following conditions should be applied:

- A condition requiring the payment of a Section 48 development contribution
- A social housing condition
- A naming and numbering condition

7.4. Observations

None

8.0 Assessment

- 8.1. Following a review of the file, assessment of the relevant planning policies and inspection of the site, I conclude that the primary concerns in this appeal is (1) design matters (2) residential amenity and (3) other matters. The principle of the additional two-storey dwelling on a residentially zoned infill site is acceptable and complies with zoning objective 'Z1' in the Development Plan.

Design matters

- 8.2 The appeal raises concerns about the proposed infill dwelling being out of character with the surrounding estate and visually intrusive.
- 8.3 The proposed siting, scale and massing are considered acceptable for an infill development. The proposed dwelling is similar in scale and proportion to the semi-detached estate houses. Its northeastern gable runs parallel with no. 12 and the positioning respects the established street pattern and building form of the estate. Visually it reads as a detached version of neighbouring properties. The proposed material palette is consistent with the prevailing character of the area, comprising a red brick finish at ground floor level and smooth render at first floor level. The overall built form and roof detailing, including the use of powder-coated aluminium rainwater goods, are considered acceptable.
- 8.4 Section 15.5.2 of the Development Plan emphasises the importance that any proposed infill development should respect and enhance its context. In addition,

the development should ensure it integrates well with its surroundings, ensuring a more coherent cityscape. In response to Dublin City Council's requirements for residential infill developments outlined in Section 15.13.3 of the Development Plan, it is noted that the proposed development has been designed to follow the prevailing building pattern on the street. The height and massing align with nearby buildings and the plot width is also characteristic of the estate houses thus ensuring the dwelling integrates within its context. I note the more harmonious hipped roof and detached form that when combined are more in keeping with the character of the estate and address previous concerns about visual impact and neighbourhood character in the refused application. The proposal therefore accords with Section 15.5.2 of the Development Plan, which supports innovative design where it enhances the character of the area. The proposed design is considered acceptable and in keeping with the character of the surrounding residential area.

Residential Amenity

- 8.5 I note the appeal makes reference to overdevelopment of the site and the proposal having a negative impact on residential amenity, although it is not made clear what the specific impacts would be. Given that the proposed total area of the existing dwelling is approx. 94.8 sqm and the proposed new dwelling will have an area of approx. 116.4 sqm, the combined site area of the two dwellings is approx. 211.2 sqm. This provides for a plot ratio of approx. 0.5 and site coverage of approximately 22% over the 419 sqm site, which would not constitute an overdevelopment of the site. As assessment of the potential impacts on neighbouring residential amenity is set out below.
- 8.6 In terms of overlooking, the nearest gable of no.12 contains a bathroom window at first floor and a side door at ground floor. However the proposed dwelling does not contain any window at this elevation. The dwellings on land to the rear approved under Reg. Ref. WEB1748/24 are currently being constructed and the dwelling closest to the existing dwelling is now built. Given that the rear wall of the proposed dwelling would be situated c.13 metres south from the existing dwelling and the submitted proposed first floor plan states that an opaque en-suite window

would be constructed to the rear, there are no concerns with regard to overlooking. The opaque en-suite window can be conditioned in the event of a grant of permission. The separation distance between both dwellings is acceptable and there would be no overbearance or impact on privacy.

- 8.7 There was no daylight/sunlight assessment or shadow analysis submitted with the application. While some degree of overshadowing to the side entrance of the existing dwelling is unavoidable given the nature of infill development, it is not envisaged that the proposed development will result in a detrimental impact on the amenity of the neighbouring property. It is not anticipated that private open space of neighbouring properties will be overshadowed either owing to the proposed dwelling set back towards the road thereby not impacting on the garden of no. 12.
- 8.8 Having regard to the proposed dwelling being adequately set back from no. 12, the orientation of the proposed dwelling and lack of opposing habitable room windows, it is not considered that the development would have an adverse impact upon the residential amenities of neighbouring properties by way of significant reductions in daylight/sunlight, impact on privacy or by having an overbearing appearance. I am satisfied that the complete re-design evident in the subject application overcomes the visual impact and design-based reasons for refusal in the previous application (set out in Section 4.0 of this report).
- 8.9 In terms of amenity for future residents, the floor areas and widths proposed for the new dwelling are in compliance with the standards outlined within 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007). Section 15.11.1 of the Development Plan sets out minimum room sizes and these have been complied with. The planning application was accompanied by a Housing Quality Assessment, which demonstrates that room sizes all exceed minimum standards. The Overshadowing Assessment submitted also demonstrates sufficient levels of internal daylight and sunlight to all rooms. I am satisfied that all internal accommodation requirements have been met.
- 8.10 Section 15.11.3 of the Development Plan states a minimum standard of 10sqm of private open space per bedspace will normally be applied. SPPR 2 of the Section 28 Guidelines 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2023) specifies that a 3-bedroom house would

require a minimum of 40 sqm of private open space. SPPR 2 also states for urban infill schemes on smaller sites (e.g. sites of up to 0.25ha), the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. Section 15.11.3 of the Development Plan states that while private open space is usually provided by way of private gardens to the rear of a house, this and other standards can be relaxed on a case-by-case basis subject to a qualitative assessment of the development.

- 8.11 The proposed development would result in the new dwelling having directly accessible and useable private amenity space of approximately 61 sqm on the western side of the new dwelling therefore exceeding the minimum requirement and complying with SPPR 2 of the settlement guidelines. Section 5.3.2 of the Guidelines state 'the open space must be directly accessible from the unit it serves and a principal area of open space should be directly accessible from a living space' and this has been achieved. This confined space is part of a general 96.1 sqm outdoor space offering. The private amenity space would be screened appropriately from the road with a 1.8m rendered boundary wall and vegetation. This would be accessed via double doors from the kitchen. I am satisfied that the outdoor amenity provision is acceptable in planning terms and is compliant with the guidelines and the Development Plan.
- 8.12 The proposed dwelling is proposed to be served by a 1.5 metre wide pedestrian entrance and a vehicular entrance with a width of 3 metres positioned to the west of the private open space. The width of both driveways align with Section 4.3.1 of Appendix 5 of the Development Plan, which allows a maximum entrance width of 3m and minimum depth of 5 metres. Both front gardens are capable of accommodating refuse storage, and the site is located within Parking Zone 2 where a maximum of one car parking space per dwelling is permitted, which is provided. I note the planning authority's Transportation Planning Division had no objection to the principle of the entrance arrangements, subject to compliance with standard conditions (dished kerb and no outward opening gates).
- 8.13 In summary, the proposal provides an acceptable standard of accommodation and external private open space that is useable and exceeds minimum standards. It is considered that the proposal therefore complies with the Development Plan in

particular Section 15.13.3 (Infill/Side Garden Housing Developments). I am satisfied that the development affords no. 12 an acceptable standard of amenity unlike the previous refused application, which amounted to overdevelopment and a loss of amenity. The re-design has clearly been comprehensive and the re-positioning of the house allows for greater residential amenity for future and existing residents.

Other matters

- 8.14 The appeal queries land ownership. While it is acknowledged that the land presents visually as landscaped open space within the estate, the area in question is confirmed to be in the ownership of the applicant and this is made clear in the planning application. The applicant previously submitted a site location map under Reg. Ref. WEB1748/24, which delineates the application site by red line, including a narrow strip of land between the carriageway and the boundary wall to the backland site to the north, extending to the boundary with no. 11 Old County Glen to the west. The applicant has also submitted folio maps in support of the application. Notwithstanding the above, it is noted that Section 34(13) of the Planning and Development Act provides that a grant of planning permission does not, of itself, confer any entitlement to carry out development.
- 8.15 The perceived loss of open space in the estate is referenced in both the appeal and the observation submitted as part of the planning application. However this concern is misplaced. Having regard to the private ownership of the applicant (Folio DN181828F), this is developable land and not open space set aside for communal use. The visual loss of a small pocket of land would not be so significant as to harm the residential character of the area. I note the availability of communal open space within the wider estate. I also note that the applicant has included a site plan ceding a section of land to Dublin City Council.
- 8.16 The proposed site layout plan shows landscaping proposed around the boundary wall of the private open space, and to the western boundary of the subject site. This contributes positively to neighbourhood character and biodiversity. An existing mature chestnut tree is shown to be retained in the yard of the proposed dwelling and this would contribute positively to existing neighbourhood character.

8.17 Overall, the proposed design responds well to the site layout using innovative design to create an additional dwelling on an infill site. The internal room sizes and private amenity space meet and exceed the minimum standards. Both the Sustainable Residential Development and Compact Settlement Guidelines and the Dublin City Development Plan 2022-2028 seek to encourage infill development in inner suburban locations and the proposal satisfies the design criteria in both. On balance, I am satisfied that the proposed development has demonstrated sufficient compliance with Development Plan policy objectives and would not constitute overdevelopment or have any undue negative impacts on neighbouring residential amenity and would preserve the residential character of the area.

9.0 AA Screening

- 9.1. I have considered the proposed dwelling in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is c. 6 km west of South Dublin Bay SAC & South Dublin Bay and River Tolka SPA c.6km and c. 10km southwest of North Dublin Bay SAC and North Bull Island SPA.
- 9.2. The proposed development comprises the subdivision of site, construction of new two storey detached dwelling to west of existing dwelling, new vehicular entrance and all associated site works at 12 Old County Glen, Crumlin, Dublin 12 D12 FY8E
- 9.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- Nature of works
 - Location in an established residential area
 - Lack of connections to nearest European sites
- 9.4. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and

therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The subject site is located at 12 Old County Glen, Crumlin, Dublin 12 D12 FY8E approximately 200 metres to the south of the Grand Canal. The proposed development comprises the subdivision of site, construction of new two storey detached dwelling to west of existing dwelling, new vehicular entrance and all associated site works. No water deterioration concerns were raised in the planning appeal.
- 10.2 I have assessed the 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 waterbodies either qualitatively or quantitatively. The reason for this conclusion is as follows:
- Nature of works
 - Location-distance from nearest water bodies and/or lack of hydrological connections
- 10.3 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

11.1. I recommend a grant of permission subject to conditions

12.0 Reasons and Considerations

12.1. Having regard to residential zoning of the site, the infill nature of the development, the orientation, design and layout of the proposed dwelling, the residential standards contained in the Dublin City Development Plan and the existing residential character of the area, it is considered that the proposed development would not constitute overdevelopment, would not be injurious to the amenities of future occupants or neighbouring residential properties in the area and would be in keeping with the residential character of the area, thereby according with the provisions of the Dublin City Development Plan 2022-2028 and 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, 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 glazing to the first floor en-suite bathroom window shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity

3. The flat roof over the ground floor shall be accessible for maintenance purposes only and not used as terrace or balcony

Reason: In the interest of residential amenity

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority

Reason: To prevent flooding and in the interests of sustainable drainage

5. All necessary measures should be taken by the applicant and contractor to prevent the spillage or deposit of clay, rubble or other debris on the public road network, repair any damage to the public road arising from carrying out works and avoid conflict with between construction activities and pedestrian and vehicular movements on the surrounding public roads.

Reason: In the interest of amenities, public health and safety and environmental protection

6. The developer shall ensure that the development is served by adequate water supply and/or wastewater facilities and shall enter into a connection agreement with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network prior to commencement of development.

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

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord 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.

8. 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. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or

other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility [and to ensure the use of locally appropriate placenames for new residential areas].

9. Site development and building works shall be carried out between the hours of 7:00 am to 6:00pm Mondays to Fridays inclusive, between 8:00am to 2:00pm on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

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, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Killian Harrington
Planning Inspector

16 August 2026

Appendix A: Form 1 EIA Pre-Screening

Case Reference	PL-501468-DS-26
Proposed Development Summary	Subdivision of site, construction of new two storey detached dwelling to west of existing dwelling, new vehicular entrance and all associated site works
Development Address	12 Old County Glen, Crumlin, Dublin 12 D12 FY8E
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? (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)	☒ Yes, it is a 'Project'. Proceed to Q2.
	☐ No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, 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	
1. Is the proposed development of a CLASS specified in <u>Part 2</u>, 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) of Part 2 (dwelling units) Proposed development is a single dwelling substantially below the 500 dwelling unit threshold in Class 10(b)
2. 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: 16 August 2026

Appendix B: Form 2 - EIA Preliminary Examination

Case Reference	PL-501468-DS-26
Proposed Development Summary	Subdivision of site, construction of new two storey detached dwelling to west of existing dwelling, new vehicular entrance and all associated site works
Development Address	12 Old County Glen, Crumlin, Dublin 12 D12 FY8E
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).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development of 1 no. dwelling has a modest footprint, comes forward as a standalone project, requires only minor demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	Briefly comment on the location of the development, having regard to the criteria listed The development is situated in an established urban area on serviced lands in Dublin city and is not in close proximity to designated sites and landscapes of identified significance in the County Development Plan.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters,	Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. Having regard to the modest nature of the proposed development, its urban location removed from sensitive

magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
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:** 16 August 2026

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

(only where Schedule 7A information or EIAR required)