Inspector's Report
PL-501642-DF-26

Development	Demolition of dwelling, construction of 2 dwellings and all associated site works
Location	Tandragee, Glencarraig, Sutton, Dublin 13, D13 XA49
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F26A/0289E
Applicant(s)	Prism Properties Limited
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Prism Properties Limited
Observer(s)	Kevin & Eileen Burke Greg Rogers
Date of Site Inspection	17th September 2026
Inspector	Aisling MacNamara

1.0 Site Location and Description

1.1. The site is located within an existing built up residential area east of Sutton and accessed from Glencarraig road via the R106 Howth Road. The site contains an existing dormer bungalow 'Tandragee' with gable fronted A pitch roof. The northern and eastern boundaries adjoin the residential property 'The Meadows' 136 Howth Road. The western boundary of the site flanks an existing pedestrian path link between Glencarraig and Howth Road. The western boundary of the pedestrian path adjoins existing residential properties 138 Howth Road, 138A Howth Road and 'Carrig Mews' (accessed from Glencarraig).

1.2. The site is connected to existing services and facilities by footpaths and roads. The site is c 800m from Sutton Cross centre on Howth Road, c 300m from Burrow National school and c 800m to St. Fintans church and Santa Sabina Dominican school. The site is c 220m (3min walk) to the bus stops on Howth Road (H3 Abbey Street - Howth Summit, service approximately every 30 mins) and c 1.5km (20min walk) to Howth Dart Station.

2.0 Proposed Development

2.1. Permission is sought for the following:

- the demolition of the existing dormer bungalow with rear shed,
- construction of 2 no. 4 bed two storey semi detached dwellings,
- widening of the existing vehicular entrance,
- new pedestrian access gateway to public laneway to west of site,
- all associated site development works, associated drainage, boundary, landscaping and ancillary works.

The site is 0.058ha. The existing building(s) to be demolished are 197.5sqm. The proposed works are 367sqm.

Proposed water supply: existing public mains.

Proposed wastewater management / treatment: public sewer.

Proposed surface water disposal: public sewer / drain.

3.0 Planning Authority Decision

3.1. Decision

By order dated 4th June 2026, the planning authority decided to refuse permission for the following reasons:

1. The proposed development, if permitted, would result in overdevelopment on a restricted site which would have a detrimental impact on the residential and visual amenity of the area and be unsympathetic to the pattern of development of the area at this location. The proposal would therefore contravene Objective SPQHO42 of the Fingal Development Plan 2023-2029 and the 'RS' Residential Zoning which seeks to 'provide for residential development and protect and improve residential amenity'. In its current form, the proposed development would be contrary to the proper planning and sustainable development of the area and if permitted would set a poor and undesirable precedent for substandard development within a restricted site and would impact negatively on the character of the area.

2. The proposal as presented in terms of scale, design and massing, as well as substandard separation distances and screening would have a detrimental impact on adjoining properties. The proposed development would fail to safeguard the amenities of its future residents and residents of adjoining properties by reasons of proximity and bulk, leading to overbearance, overlooking and overshadowing. This would be contrary with Section 14.6.6.4 Overlooking and Overbearance of the Fingal Development Plan 2023-2029 and would contravene the 'RS' Residential Zoning which seeks to 'provide for residential development and protect and improve residential amenity'.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The report of the case planner dated 3rd June 2026 recommends refusal of permission as per the decision.

3.2.2. Other Technical Reports

- Transportation Planning Section 21/05/2026 – parking and bicycle proposals acceptable; no objection subject to conditions relating to design alterations to the front boundary wall and vehicular entrance regarding width, dishing of footpath, height of front boundary walls maximum 900mm to maximise visibility between drivers and footpath, re-laying of footpath, no objects or planting within visibility splay, construction and protection of road, relocation of services and drainage.
- Water Services Department 05/05/2026 – no objection subject to submission of acceptable surface water drainage measures incorporating sustainable drainage measures complying with Greater Dublin Strategic Drainage Study prior to development, no surface water to discharge to foul system.
- Parks and Green Infrastructure 25/05/2026 – no objection; vehicular entrance requires removal of existing street tree - compensation will be sought for replacement planting of this tree in nearby open space or grass verge. Recommended conditions in relation to street tree removal, pay €2000 for replacement tree planting.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

Third party submissions received from residents of the surrounding area objecting / raising concerns in relation to the development.

4.0 Planning History

Site:

F02A/1181 – Grant retention permission for dormer bungalow with conservatory to front.

Note the planner's report indicates that the house appears to have been built with grant of permissions in 1982/1983. The 2002 retention application was made to

regularise extensions / alterations carried out. The report indicates that the site originally formed part of the garden of the adjoining dwelling.

5.0 Policy Context

5.1 Development Plan

Fingal County Development Plan 2023-2029 (as varied)

Variation no.1 and 2 – adopted.

Proposed variation no. 3 (Dunsink Observatory controls) – public consultation carried out 17th July 2026 to 14th August 2026, CE report published September 2026.

Zoning: RS Residential

Objective Description: Provide for residential development and protect and improve residential amenity.

Objective Vision: Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

Site is located in Highly Sensitive Landscape (coastal).

Relevant Policies and Objectives

Chapter 2 Planning for Growth Core Strategy Settlement Strategy

Policy CSP19 – Compact, Sequential and Sustainable Urban Growth Promote compact, sequential and sustainable urban growth to realise targets of at least 50% of all new homes to be built, within or contiguous to the existing built-up area of Dublin city and suburbs and a target of at least 30% for other metropolitan settlements, with a focus on healthy placemaking and improved quality of life.

Policy CSP22 – Howth, Sutton and Baldoyle Consolidate the development and protect the unique identity of Howth, Sutton and Baldoyle. This includes protection against overdevelopment.

Chapter 3 – Sustainable Placemaking and Quality Homes

Policy SPQHP35 – Quality of Residential Development Promote a high quality of design and layout in new residential developments at appropriate densities across Fingal, ensuring high-quality living environments for all residents in terms of the

standard of individual dwelling units and the overall layout and appearance of developments. Residential developments must accord with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG 2009 and the accompanying Urban Design Manual – A Best Practice Guide and the Sustainable Urban Housing; Design Standards for New Apartments (DHLGH as updated 2020) and the policies and objectives contained within the Urban Development and Building Heights Guidelines (December, 2018). Developments should be consistent with standards outlined in Chapter 14 Development Management Standards.

Policy SPQHP36 – Private and Semi-Private Open Space: Ensure that all residential development within Fingal is provided with and has access to high quality private open space and semi-private open space (relative to the composition of the residential scheme) which is of a high-quality design and finish and integrated into the design of the residential development.

Objective SPQHO37 – Residential Consolidation and Sustainable Intensification Promote residential consolidation and sustainable intensification at appropriate locations, through the consolidation and rejuvenation of infill/brown-field development opportunities in line with the principles of compact growth and consolidation to meet the future housing needs of Fingal.

Objective SPQHO39 – New Infill Development New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.

Objective SPQHO42 – Development of Underutilised Infill, Corner and Backland Sites Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.

Objective CMO32 – Car Parking Standards Implement appropriate car parking standards for a range of land-use types, where provision is based on factors such as site location, level of public transport accessibility and impact of parking provision on local amenity.

Chapter 8 Climate Action

Policy CAP8 – Retrofitting and Reuse of Existing Buildings Support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible.

Chapter 9 – Green Infrastructure and Natural Heritage

Objective GINHO59 – Development and Sensitive Areas Ensure that new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area. New development in highly sensitive areas shall not be permitted if it:

- Causes unacceptable visual harm.

- Introduces incongruous landscape elements.

- Causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness, (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns, (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements.

Objective GINHO74 – Pattern of Coastal Development Strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast.

Chapter 14 – Development Management Standards

14.5.1 Achieving Consolidation

Table 14.4: Infill Development

Infill Development

Infill Development presents unique opportunities to provide bespoke architectural solutions to gap sites and plays a key role in achieving sustainable consolidation and enhancing public realms.

Proposals for infill development will be required at a minimum to:

- Provide a high-quality design response to the context of the infill site, taking cognisance of architectural form, site coverage, building heights, building line, grain, and plot width.

- Examine and address within the overall design response issues in relation to over-bearance, overlooking and overshadowing.

- Respect and compliment the character of the surrounding area having due regard to the prevailing scale, mass, and architectural form of buildings in the immediate vicinity of the site.

- Provide a positive contribution to the streetscape including active frontage, ensuring that the impacts of ancillary services such as waste management, parking and services are minimised.

- Promote active street frontages having regard to the design and relationship between the public realm and shopfronts of adjacent properties.

14.4.8 Building Lines

14.6.6 External Factors for Consideration

14.6.6.1 Daylight and Sunlight

14.6.6.3 Separation Distances

Objective DMSO23 – Separation Distance

14.6.6.4 Overlooking and Overbearance

14.8.2 Separation Distances

Objective DMSO26 – Separation Distance between Side Walls of Units

14.8.3 Private Open Space

Table 14.8 Private Open Space for Houses

Objective DMSO27 – Minimum Private Open Space Provision

14.13 Open Space

14.13.3.3 Private Open Space

Objective DMSO71 – Overshadowing of Private Open Space

Objective DMSO72 – Boundary Treatment to Private Open Space

14.17.2 Bicycle Parking

Table 14.17: Bicycle Parking Standards

14.17.7 Car Parking

Table 14.18: Car Parking Zones

Table 14.19: Car Parking Standards

14.18.1 Tree Policy

Objective DMSO125 – Management of Trees and Hedgerows

14.20.3 Sustainable Urban Drainage Systems (SuDS)

Objective DMSO202 – SuDS

Objective DMSO203 – FCC SuDS Guidance Document

Objective DMSO204 – Surface Water Run-Off from Domestic Driveways

Objective DMSO205 – Surface Water Management Plan

5.2 National/Regional Plans/Policies/ Guidance

- Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024)
- Design Manual for Urban Roads and Streets (DMURS) (2013 as amended)

5.4 Natural Heritage Designations

The following designated sites for natural heritage are in the surrounding area:

- Baldoyle Bay SAC pNHA located c130m from the site
- North-West Irish Sea SPA located c180m from the site

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

A first party appeal has been received from the applicant. The grounds of appeal are summarised as follows:

- Information provided on site location and description.

Grounds of appeal:

Reason for refusal no. 1

- It is considered that the development of the site leaves suitable space for two gardens within the development to rear and ample space to front onto Glencarrig.
- Reference to SPQHO42 implies planning authority considers site underutilised infill site. SPQHP38 should also advise the decision on the site. Densification of Sutton area is to be encouraged under national planning guidance.
- Transportation Planning Dept states site is an ‘accessible’ location under Table 3.8 Sustainable Compact Settlement Guidelines – gives rise to justification for higher density of site. Density for proposed development is 35/ha. This is consistent with density for suburban areas set out within the Guidelines whilst also striking a balance with lower densities within the

surrounding area. Transportation Planning Department also considers bicycle and parking arrangement is acceptable.

- Each house provided with garden significantly in excess of minimum requirements under Guidelines.
- Existing boundary to rear to be maintained with no change to vegetation. There will be no negative impact on no. 138A or vice versa. The proposed development provides increased separation of first floor to 138A. There is laneway in active use between site and 138A. Overlooking of laneway would provide passive surveillance. The first floor window to rear of 138A is angled to look into its own rear garden and away from Tandragee.
- The proposal does not result in undesirable precedent. Reference made to other decisions – F21A/0268, 23A/0689, ABP248195, F13A/0124, ABP310901, ABP308229, F20A/0174, F16A/0723, 18A/0110, F08A/1146 – grants of permission in surrounding Sutton / Howth area. There is established precedence for increased density, contemporary design and massing, flat roofs, overhanging irregular house types.
- The proposal is not overdevelopment. The visual impact would be negligible. Results in sustainable incremental increase in housing. No justification for refusal. The proposed development is in compliance with all SPPRs of Guidelines. The proposed development should not be deemed overdevelopment as meets criteria for sustainable residential development and compact housing at an accessible location.

Reason for refusal no. 2

- The scheme will not result in significant impact on residential amenity of abutting neighbour no.136. The planning authority has not provided sufficient evidence in their assertions. The proposal will enhance the residential amenity of no.136. The positive impacts were not taken into consideration.
- Overlooking:

  The only window to side elevation facing no.136 is for non habitable room - the window serves as transitory space and is considered unlikely to give rise

to overlooking - given high window design, it will not result in overlooking - opaque glass can be conditioned.

First floor rear windows are set back / into the building to avoid overlooking with smaller windows to mitigate overlooking to sides and rear. Designs avoid overlooking the adjacent properties to sides and rear.

Not justified that ground windows to side would impact amenity of no.136. The east facing windows of the existing dwelling are far closer to no.136 and its garden than the proposed. All east facing windows would still avail of the same screening afforded to current windows as the boundary treatments will be retained. The design would not change the residential amenity.

The increased separation proposed would have overall positive impact on the adjacent dwelling.

The current south facing first floor windows overlook the rear garden of no. 136 – the positioning of the new south façade closer to Glencarraig is seen as a reduction in overlooking from the current existing.

- Overbearing:

  Regarding bulk and massing, it is considered that the increased distance from no.136 enhances residential amenity of the adjacent house by creating a larger buffer for privacy.

  There is a proposed decrease in ridge height. Adjacent houses have higher ridgeline. The proposed dwelling height is aligned to the eaves line of the adjacent two storey dwellings whilst decreasing overall height by c 1m.

  It is considered that the reduction in height and positioning further south will have a mitigating effect on overshadowing and overbearance.

- Overshadowing:

  The siting of the house further south would allow greater sunlight to southern elevation of no.136 and rear garden space, will move shadow further away from no. 136.

Demolition justification:

- The house was originally constructed without benefit of planning permission with retention permission subsequently being obtained. No record exists of construction. Given constructed prior to 1989, it would not have proper insulation or energy systems to comply with current Regulations. It would be uneconomical to refurbish house. The existing house does not lend itself to subdivision. Necessary to demolish existing dwelling and construct 2 no. A rated homes of modern design and standard. The proposal is consistent with national and local planning policy and consistent with climate action policies.

Conclusion:

- ACP should grant permission. Not overdevelopment. Complies with Compact Settlements Guidelines. Designs incorporate mitigation measures for overlooking, overshadowing, overbearance. Any outstanding concerns re boundary treatment, landscape or entrance could be addressed by condition. Represents sustainable high quality residential development with increased density at accessible location on zoned and serviced suburban brownfield site.

7.2. Planning Authority Response

The planning authority have responded to the appeal. The response is summarised as follows:

- The proposal was assessed having regard to the zoning objectives, third party concerns as well as residential and visual amenity and development management standards and character of area.
- The planning authority remain of opinion that the proposal results in overdevelopment on restricted site with detrimental impact on residential and visual amenity of area. The proposed development would contravene the RS zoning and fail to safeguard amenities of future residents and residents of adjoining properties by reasons of proximity and bulk, leading to overbearance, overlooking, overshadowing.
- ACP requested to uphold decision of planning authority.

- If appeal is successful, provision should be made in determination for applying the following:
    - A financial contribution and / or provision of any shortfall in open space and / or special development contributions required in accordance with Fingal County Council's section 48 development contribution scheme.
    - Inclusion of bond/ cash security for residential developments of 2 or more units.
    - Conditions where a tree bond or contribution in respect of shortfall of play provision facilities are required.

7.3. Observations

Owner / occupier of The Meadows, 136 Howth Road:

- The site was originally part of the larger site containing The Meadows.
- Details provided of planning history relating to Tandragee. House built by former owners of The Meadows. Permission granted under 2372/81. Permission granted under 2102/82 to reduce length of northern part of garden. Incorrect to state that house was not without planning permission.
- Incorrect that no records exist regarding construction and compliance with building regulations.
- Note permission for dormer bungalow on site adjoining public laneway at side of Tandragee F07A/1311 was refused due to shadow / loss of light impacts – sets precedent to refuse permission – permission subsequently granted for small single storey house F08A/1134.
- Proposed buildings are larger than existing building and run parallel to the majority of the entire length of the rear garden boundary to the Meadows.
- Proposal results in overdevelopment of the site – scale, height, density excessive for restricted site, non compliance with SHQHO42 – fails to take account of impact on character and environment, lack of remedial measures, small irregular northern gardens are of limited utility use to occupants.

- The examples provided to support the proposal are not relevant to the subject proposal.
- Failure to address concerns of planning authority – no examples provided of long narrow buildings in immediate locality, no justification for loss of light and impact on streetscape (site already shortened from 1981 approval).
- The proposal is unsympathetic to pattern of development in area – not in keeping with prevailing bungalows and large semi detached houses, poor layout and positioning of building, excessive height, overly dominant, excessive massing, insufficient separation from boundaries and existing buildings, flat roof not common in immediate area, no buildings in immediate area have overhanging roof extensions.
- Impact on biodiversity – Street tree to be removed at entrance. Necessary to remove two large mature trees from front garden of Tandragee. Existing hedge between Tandragee and The Meadows is currently shown on plans as thick line of c 10cm. Require it be maintained into future at present height.
- Note back garden of The Meadows extends to Glencarraig.
- Overlooking of The Meadows – Three moderately narrow ground floor windows of Tandragee partially overlook The Meadows. Suggest wall height be increased / hedge maintained at present height to avoid overlooking.
- Overbearing – There will be increased overbearing impact. The proposed two storey buildings will be substantially larger and higher at all points other than the apex of the existing two storey dormer. The proposed buildings will be closer to the boundary with The Meadows. Rear windows will be visible from The Meadows.
- Overshadowing – There will only be slight reduction in the height of the house and only at ridge level. The overall average height of the proposed flat roof will increase relative to the average height of the existing A line roof. This would significantly reduce afternoon sunlight to both the house and garden of The Meadows. The replacement building is longer and is further south than the existing building and this will reduce sunlight to southern garden. Building

closer to boundary and will reduce light / sunlight in afternoons. The roof overhang will reduce sunlight.

- Re siting of new buildings – will be more visually intrusive than existing.
- Proposal will not enhance residential amenities of The Meadows.
- Site already reduced in size / length – questionable that can be suited to infill and intensive development.
- ACP should reject the appeal.

Observation from resident of Tandragee:

- Whilst the appeal finds that the site may be suitable for infill redevelopment in principle, it does not demonstrate that the Council's findings regarding overdevelopment character, residential amenity should be set aside.
- Appeal relies on compliance with quantitative standards such as density and private open space. These standards do not displace broader assessment under other qualifying criteria regarding impact on character / residential amenity.
- Appeal demonstrates there is variety of residential forms across wider Sutton and Howth peninsula. However, residential character is assessed by reference to immediate locality. The appeal does not demonstrate that the proposal is sympathetic to established character and pattern surrounding the appeal site.
- Demonstrating that individual windows have limited overlooking potential does not address wider residential amenity concerns. The appeal places considerable emphasis on reduced ridge height and increased separation from no. 136. These changes do not address concerns regarding scale, massing, visual dominance.
- Comparative visualisations from neighbouring residential view points are submitted – show increased visual presence, enclosure, massing from adjoining viewpoints.

- The appeal argues that reduced height and repositioning of building further south would improve sunlight. Overshadow impact is only one component of refusal.
- Cumulative residential amenity – The appellant demonstrates that various aspects of the proposal have been designed to reduce impacts on neighbouring properties and that individual elements of design may perform better than the existing dwelling in certain respects. However the Council's reason for refusal concerns the overall residential amenity, consequences arising from proposals combined scale, massing, proximity, separation distances and relationship with adjoining properties. Compliance with or improvements to individual design elements does not automatically demonstrate that the proposal avoids unacceptable residential amenity impacts.
- The examples provided in the appeal in support of the proposed designs do not provide planning precedent for development within the materially different planning context at the subject site.
- The appeal does not demonstrate that the Council's refusal should be overturned.

7.4. **Further Responses**

None

8.0 Assessment

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

- principle of development
- intensity of proposed development on the site
- building form, impact on character of area and visual amenity

- residential amenity
- other issues

8.2. **Principle of development**

8.2.1. The site is on lands zoned 'RS – Residential' in the Fingal County Development Plan (CDP) 2023 – 2029 which has a zoning objective to 'provide for residential development and protect and improve residential amenity'. I am satisfied that the proposed residential development of the site is acceptable in principle on RS zoned lands.

8.2.2. It is proposed to demolish the existing building. Policy CAP8 supports retrofitting and re use of existing buildings rather than demolition. Section 14.21.1 states that applicants are encouraged to reuse and repurpose existing buildings on a site for integration within a scheme where possible and where demolition is proposed, must submit a demolition justification report with a rationale for demolition. The appeal submission sets out justification for the demolition. I consider that the demolition is justified, having regard to the constraints of the site and difficulty to incorporate the existing dwelling into a redevelopment for two units, the proposed intensification of use, the age of the existing building and the proposal to construct to modern energy standards. Should permission be granted, a condition can be attached for submission of resource waste management for sustainable management / disposal of demolition waste.

8.3. **Intensity of proposed development on the site**

8.3.1. It is proposed to redevelop the existing site to increase the number of units on the site from one existing to two proposed.

8.3.2. The planning authority refused permission for reason no. 1 which states that the proposed development would result in overdevelopment of the site and that the proposal would be contrary to SPQHO42, citing that the proposal would set a precedent for substandard development on a restricted site.

8.3.3. Under the CDP, Balydoyle/ Sutton is within the metropolitan area (Dublin city and suburbs consolidation area). Under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, the key priorities for the city and metropolitan growth area include to protect, restore and enhance historic

fabric, character, amenity, natural heritage, biodiversity and environmental quality and to realise opportunities for incremental brownfield and infill development. The proposed increased intensification of development on the site is in accordance with the priority to take account of opportunities for infill development.

8.3.4. The proposed intensification of use is in accordance with CDP objectives to promote compact urban growth and to promote residential consolidation and intensification through infill / brown field development opportunities (SPQHO37, CSP19).

8.3.5. Objective SPQHO42 of the CDP is to 'encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected'. The proposal provides for the redevelopment of an existing site within an existing residential area and in principle, is in accordance with the objective to promote development at these sites. This is subject to protection of character and environment.

8.3.6. Having regard to the small size and scale of development proposed on this small infill site, I consider that the most effective means to assess whether the quantum scale and form of development is acceptable is to consider the proposal having regard to design standards rather than quantitative density.

8.3.7. <u>Private open space</u>

8.3.8. The proposed houses each have 4 bedrooms. Proposed new house type A1 is to be provided with 60.2sqm private open space. The proposed new house type A2 is to be provided with 61.5sqm private open space. The open space is located to the rear of the houses. The garden depth is over 12m. The private open space is well designed and provides for functional use.

8.3.9. *Compliance with Sustainable and Compact Settlements Guidelines:*

8.3.10. Specific planning policy requirement 2 relates to private open space for houses. It is a specific policy requirement of the Guidelines that a 4 bed house is provided with a minimum of 50sqm private open space. The proposal is in accordance with the requirements of SPPR 2.

8.3.11. *Compliance with County Development Plan (development management standards):*

8.3.12. Section 14.8.3 Private Open Space, Table 14.8 and DMSO27 state that 4 bed houses are to be provided with a minimum of 75sqm private open space. The proposed private open space is below this standard.

8.3.13. Having regard to compliance with the Guidelines, I am satisfied that the proposed houses will be provided with an acceptable size and quality of private open space.

8.3.14. Parking

8.3.15. Each house is provided with 2 on site parking spaces.

8.3.16. *Compliance with Sustainable and Compact Settlements Guidelines:*

8.3.17. Specific planning policy requirement 3 relates to car parking. Having regard to Table 3.8 Accessibility, the site is located in a 'peripheral' location. In peripheral locations, the maximum rate of car parking is 2 per dwelling where such provision is justified. Having regard to the 4 bed size of the proposed houses and to avoid parking on the street, I am satisfied that the proposal for 2 per unit is justified in this instance. The proposal is in accordance with the requirements of SPPR3.

8.3.18. *Compliance with County Development Plan (development management standards):*

8.3.19. Section 14.17.7 sets out the car parking standards in the CDP. The site is located in Zone 1 car parking area (within 1600m of Dart). Table 14.19 sets out the maximum standards. Based on these standards there is a 'max' requirement of 1 car parking space per unit. The proposal exceeds this 'max'.

8.3.20. Having regard to compliance with the Guidelines, I am satisfied that the proposed houses will be provided with acceptable car parking.

8.3.21. Separation distances

8.3.22. *Compliance with Sustainable and Compact Settlements Guidelines:*

8.3.23. Specific planning policy requirement 1 relates to separation distances. There is no specified separation distance at ground level or to the front of houses. A separation distance of 16m between opposing windows serving habitable rooms at the rear of side of houses shall be maintained. The only first floor windows to habitable rooms to the rear or side are to bed 1 and the master bedroom. There are no opposing windows within 16m of these windows. The first floor windows on the side elevation

are to non habitable hallways. The proposal is in accordance with the requirements of SPPR1.

8.3.24. *Compliance with County Development Plan (development management standards):*

8.3.25. Objective DMSO23 states that a separation distance of a minimum 22m between directly opposing rear first floor windows shall generally be observed unless alternative provision has been designed to ensure privacy. There are no directly opposing first floor windows within 22m of the proposed first floor rear windows.

8.3.26. Objective DMSO26 requires a separation distance of at least 2.3m between the side walls of detached, semi detached and end terrace units. This separation may be reduced on a case by case basis in relation to infill development subject to overall design quality and streetscape. The proposed building is c1.7m from the side of no.136. The proposed development results in greater separation to no.136. I am satisfied that the separation is acceptable.

8.3.27. Building line

8.3.28. Section 14.4.8 Building Lines states that in achieving a high quality of design, the Council will seek to ensure that development is not carried out in front of established building lines or in a position that would conflict with a building line.

8.3.29. In this area, there is a mix of building lines. The proposed house is to the rear of the building line of the closest dwelling to the west but is forward of no.136 to the east, as is the existing Tandragee dwelling on the site.

8.3.30. Having regard to the mix of building lines in the area, I am satisfied that the proposed building line can be accommodated and does not conflict with the established pattern.

8.3.31. Height

8.3.32. The existing Tandragee house has a maximum ridge height of +7.66. The proposed building has a ground to ridge height of 6m and a max ridge height of +6.15. The contextual elevation drawings show the height of the proposed development relative to existing surrounding development. Carraig mews rere of no. 138 has ridge height of +3.13, no. 138 and 138A have ridge height of +8.79 and +8.46 and no.136 The Meadows has ridge height of +7.95.

8.3.33. I am satisfied that the proposed height is acceptable and that it can be accommodated without appearing at odds with the established pattern.

8.3.34. Conclusion

8.3.35. The proposal to increase the intensity of development on the site is acceptable. The proposed design provides acceptable private open space and parking. The setbacks, building lines and height is acceptable. I am satisfied that the site can accommodate the proposed two houses. The proposed houses would provide an acceptable standard of accommodation for residents. I do not consider that the proposed development results in substandard development or overdevelopment of the site.

8.4. **Building form, impact on character of area and visual amenity**

8.4.1. The planning authority refused permission for reason no. 1 citing that the proposed development would have detrimental impact on the visual amenity of the area, would be unsympathetic to the pattern of development in the area and would negatively impact on the character of the area.

8.4.2. Objective SPQHO42 of the CDP encourages redevelopment of sites in residential areas subject to the character of the area being protected. Objective SPQH039 of the CDP states that new infill development shall respect the height and massing of existing residential units and infill development shall retain the physical character of the area. Table 14.4 sets out development management standards for infill development.

8.4.3. The site is not located within an architectural conservation area. There are no protected structures or NIAH buildings within the immediate range of the site. There are no national monuments within this area.

8.4.4. This is an established residential area. Whilst some buildings along the Howth Road date to the late 1800s/ early 1900s, the Glencarraig Offington Park houses were constructed later. There is a mix of dwelling type and plot sizes and configurations, ranging from detached, terrace, semi detached, apartment, historic, traditional suburban and contemporary forms and a mixed bag of architectural styles and roof forms, finishes and heights (single storey, two storey and three storey heights).

8.4.5. The proposed dwellings are two storey flat roof contemporary design with maximum ground to ridge height of 6.15m finished in brick and render. The dwellings are set

back from the roadside boundary and laid out in typical format of housing with car parking to front and private open space to rear. I am satisfied that the site can accommodate the mass and height of the proposed building and that the scale of development is acceptable and can be accommodated in this surrounding area. The contemporary form, flat roof and finishes can be accommodated in this area of 'mixed bag' designs.

8.4.6. The front roadside boundary is to be opened up to allow for driveways with separation wall and side boundary walls wrapping around the corners to the road. The proposed development results in improved frontage to the street and surveillance of the street.

8.4.7. The development will result in an attractive development that positively responds to the area.

8.4.8. I am satisfied that the proposed development protects the character of the area and is in accordance with objectives SPQHO39 and SPQHO42 and the design provisions of Table 14.4 Infill Development.

8.4.9. The site is located in a highly sensitive coastal location. Objectives GINHO59 and GINH074 relate to the protection of the character of these areas. The proposed development is appropriately designed and will not adversely impact on the distinctiveness or scenic value of the area and is in accordance with these objectives.

8.5. **Residential amenity**

8.5.1. The planning authority refused permission for reason no. 2 which states that the proposed development fails to safeguard the amenities of future residents and residents of adjoining properties by reason of proximity and bulk leading to overbearing, overlooking and overshadowing impacts and that the proposal is contrary to section 14.6.6.4 of the CDP and the RS zoning objective.

8.5.2. Section 14.6.6.4 Overlooking and Overbearance sets out design advice to ensure that residential amenity is not adversely impacted by overlooking and overbearance impacts.

8.5.3. Overlooking

8.5.4. Due to screening provided by the treatment of boundaries with walls/ hedging I do not consider that there would be any overlooking caused by ground floor windows. At first floor level, the proposed development complies with the relevant separation distances to safeguard against overlooking from windows to the rear and side elevations of the proposed houses. The first floor side windows are to non habitable stairwells and are designed as high level windows. There will be no overlooking impacts from these windows. The windows to bed 1 are angled away from the boundary. I do not consider that the proposed development will result in overlooking of adjoining properties.

8.5.5. Overbearing

8.5.6. The proposed building extends a large part of the overall site, spanning nearly the full width of the site and extending along a substantial length of the site.

8.5.7. The building is set back between c. 1.3 – 2.5m from the eastern boundary wall and c1.15m – 2.8m from the western boundary. The building is split level. The first floor of the proposed building is setback c 3.5m in a southerly direction away from the ground floor northern elevation.

8.5.8. To the west, the building flanks the existing pedestrian walkway and is separated from the existing properties to the west. I do not consider that the building will result in an overbearing impact on these existing properties.

8.5.9. The proposed building flanks the private rear garden of no. 136 The Meadows. The impact on this property requires consideration.

8.5.10. The Meadows is a large property accessed from the Howth Road with large front and rear garden, both of which are screened from public view. The rear garden has width of c28m and length of c28m and is flanked on the eastern side by a vegetated public open space and Glencarraig road to the south.

8.5.11. The setting back of the first floor in a southerly direction allows for reduced building volume directly to the rear of The Meadows. Whilst the building is long, its mass is broken up with use of staggering of differing blocks, mix of brick and render treatment and glazing and this breaks up the visual mass of the building. It is set back from the shared boundary with landscaping / tree planting along the boundary

and this will provide some screening between the proposed building and The Meadows site. The Meadows is provided with an extensive private rear garden that is not enclosed by any other buildings and the long depth and width of space available on its site and 'open' aspect of dwelling to its front, rear and eastern boundaries means that there is capacity to accommodate the 6m high building close to its western boundary. Regard should also be paid to the location and height of the existing building which is currently visible from The Meadows.

8.5.12. It is considered that, whilst the new building will be visible along the majority of the length of the boundary, the proposed new building will not result in excessive 'enclosure' or be visually intrusive or dominating. I do not consider that the proposed building will result in an unreasonable overbearing impact or intrusion on The Meadows.

8.5.13. Overshadowing

8.5.14. The existing house Tandragee has a ground to ridge height of 7.66m. The proposed new building has a lower ground to ridge height of 3.15m (ground floor) and 6.15m (first floor). The first floor is set back from the rear of The Meadows and this allows for increased sunlight to the area directly to the rear of The Meadows house. Whilst The Meadows will benefit from increased sunlight to parts of the site due to the reduced building height, the proposed building is longer than the existing and this increases shadow across the southern end of their garden. The front northern garden of The Meadows is screened from public view and will not be impacted by the proposed development.

8.5.15. The BRE guidelines Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least half of it should receive at least two hours of sunlight on 21 March. Having regard to the orientation of the house, shadow will begin to fall eastward across the garden of The Meadows from noon on 21st March. The garden will receive adequate sunlight.

8.5.16. I do not consider that the proposed development will result in significant additional overshadowing of adjoining property so as to be significantly detrimental to their amenity.

8.5.17. Amenity of future residents

8.5.18. Due to the location of the site relative to the existing surrounding dwellings including the location of the site flanking a public walkway and to its orientation, I consider that the proposed new dwellings will be provided with an acceptable level of amenity and will not be compromised by any significant overlooking, overshadowing or overbearing by existing properties.

8.5.19. Conclusion

8.5.20. I consider that the proposed development would not be significantly detrimental to the residential amenity of adjoining properties.

8.5.21. I consider that the proposed houses would be provided with a satisfactory degree of residential amenity.

8.5.22. I have assessed the proposal in light of the provisions of section 14.6.6.4 and I am satisfied the proposal does not result in significant overlooking or overbearing impacts and I consider the proposal is not contrary to section 14.6.6.4.

8.5.23. I consider the proposed development represents an acceptable form of development that allows for the protection of residential amenity and is in accordance with the RS Residential zoning objective.

8.6. **Other issues**

8.6.1. Existing and proposed planting

8.6.2. The proposed works will impact on existing vegetation on the site. The layout drawing indicates that existing boundaries (contain hedgerow) are to be retained. New planting is proposed and this will mitigate for loss of existing vegetation. Should permission be granted, conditions can be attached for submission of landscaping plan and boundary treatment plan, to be agreed with the planning authority.

8.6.3. The Council indicate that the works will impact on existing tree on verge and compensation required for any required replacement planting. This matter can be addressed by condition.

9.0 AA Screening

9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located c 130m from Baldoyle Bay SAC and c180m from North-West Irish Sea SPA.

Between the site and these Natura 2000 sites is the intervening built up area containing buildings and roads. There are no surface water connections between the site and the Natura 2000 site network.

Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European site. The reason for this conclusion is as follows:

- lack of hydrological or ecological connection to the Natura 2000 site network,
- distance to Natura 2000 sites,
- location of site within built up urban area,
- small scale domestic nature of the proposed development.

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. An assessment of the proposed development has been undertaken in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended, and with regard to the Water Action Plan 2024: A River Basin Management Plan for Ireland.

The receiving water environment has been identified and assessed, see attached appendix. Having regard to the nature, scale, and location of the proposed

development, and the mitigation measures, proposed and as conditioned, it is concluded that the proposed development will not:

- Result in deterioration of the ecological, chemical, or quantitative status of any relevant surface water or groundwater body;
- Increase pollutant loading or alter the hydrological regime of any receiving watercourse;
- Prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan.

Any residual risks are capable of being addressed through mitigation conditions.

The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

I recommend that permission be granted.

12.0 Reasons and Considerations

Having regard to the zoning of the site and the other provisions of the Fingal Development Plan 2023-2029, and to the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions as set out below, the proposed development is an acceptable form of development in this residential area, would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health and would be acceptable in terms of traffic safety. The proposed development 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, 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	Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network. Reason: In the interest of public health and to ensure adequate water/wastewater facilities.
3	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. This scheme shall include the following: (a) A plan to scale of not less than [1:500] showing – (i) Existing trees, hedgerows specifying which are proposed for retention as features of the site landscaping (ii) The measures to be put in place for the protection of these landscape features during the construction period (iii) The species, variety, number, size and locations of all proposed trees and shrubs All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a

	period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. Reason: In the interest of residential and visual amenity.
4	Prior to commencement of development, the developer shall submit a boundary treatment plan for the written agreement of the planning authority. The plan shall include a colour coded layout drawing indicating existing and proposed boundaries and elevation / section drawings showing materials and finishes. Reason: In order to screen the development, in the interest of visual and residential amenity.
5	Details of the materials, colours and textures of all the external finishes to the proposed dwellings/structures/buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.
6	All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Reason: In the interests of visual and residential amenity.
7	Prior to commencement of development, proposals shall be submitted for the written agreement of the planning authority showing revised surface water disposal measures which incorporate Sustainable Urban Drainage measures for the attenuation and disposal of surface water in compliance with the requirements of the relevant Section of the Council for such works and services. Reason: In the interest of public health and sustainable surface water management.

8	(a) All foul sewage and soiled water shall be discharged to the public foul sewer. (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits. Reason: In the interest of public health.
9	Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times. Reason: In the interest of reducing waste and encouraging recycling.
10	Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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.
11	Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or such other security as may be accepted in writing by the planning authority, to make good any damage to trees on the road verge caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the replacement of any such trees which die, are removed or become seriously damaged, with others of similar size and species. 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 secure the protection of trees.
12	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. 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.
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 of roads, footpaths, watermains, drains, 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 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 of the development.

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.

Aisling Mac Namara
Planning Inspector

8th October 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	501642
Proposed Development Summary	Demolition of existing house, construction 2 houses, associated works
Development Address	Tandragee, Glencarraig, Sutton, Dublin 13, D13 XA49
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.	State the Class here
☒ 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)**	Schedule 5, Part 2, 10 (b) (i) Construction of more than 500 dwelling units 10 (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.

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	501642
Proposed Development Summary	Demolition of existing house, construction 2 houses, associated works
Development Address	Tandragee, Glencarraig, Sutton, Dublin 13, D13 XA49
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 development has a modest footprint, a standalone project, does not require significant 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).	The development is situated within an established settlement. The development is separated from sensitive natural habitats and designated sites. No built heritage on the site.

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, 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: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3: Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
ACP ref. no.	501642	**Townland, address**	Tandragee, Glencarraig, Sutton, Dublin 13, D13 XA49.
Description of project		Demolition of existing house, construction 2 houses, associated works	
Brief site description, relevant to WFD Screening		No surface water bodies on site. There are no surface hydrological pathways to rivers, lakes, seas etc	
Proposed surface water details		Public sewer/drain	
Proposed water supply source & available capacity		Public mains	
Proposed wastewater treatment system & available capacity		Public sewer Ringsend UWWT agglomeration – 'Green' spare capacity available (UE Capacity Register, April 2026).	
Other issues			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection			

Identified water body	Water body name(s) (code)	WFD status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater) Consider all phases	Mitigation measures proposed	Is mitigation sufficient? Will there be any residual impacts?
Ground	Dublin	Good	Not at risk	-	Construction stage. Direct to ground	Best construction practice	Mitigation satisfactory. No residual impact.
					Operational stage on site disposal	SuDS (condition)	Mitigation satisfactory. No residual impact.