



An
Bord
Pleanála

Inspector's Report ABP-321435-24

Development	Alterations to approved development, to comprise an increase floor area, internal and external alterations with associated works.
Location	20 Bannaville, Ranelagh, Dublin 6.
Planning Authority	Dublin City Council South.
Planning Authority Reg. Ref.	WEB2223/24.
Applicant(s)	Katie Groarke.
Type of Application	Permission.
Planning Authority Decision	Grant Permission.
Type of Appeal	Third Party.
Appellant(s)	Karol and Muireann Fox.
Observer(s)	None.
Date of Site Inspection	1 February 2025.
Inspector	Stephen Rhys Thomas.

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1.0 Site Location and Description

- 1.1. The site is situated to the rear of 11 Mountpleasant Avenue Lower. Mountpleasant is characterised by a row of two-storey terraced dwellings dating from the mid-19th century. Number 11 comprises a front elevation with a 2 storey red bricked terraced dwelling rising to a ridge height of 8.7 metres in height. The contiguous dwelling to the immediate north incorporates the same ridge height while the contiguous dwelling to the immediate south incorporates a slightly higher ridgeline. The location of the proposed development is to the rear where other mews development has taken place over time. The site has frontage onto a narrow laneway, Bannaville, the site has an address at 20 Bannaville. The laneway is narrow with a footpath along the opposite side to the appeal site and double yellow lines denote parking is not permitted. Two storey mews development has already taken place along the laneway, specifically at 20 and 16 Bannaville, and in the wider area.
- 1.2. The proposed mews dwelling is currently under construction and external works are nearing completion. The building is up to roof level, where the roof profile matches that of the neighbouring mews dwelling to the north.
- 1.3. Number 11 Mountpleasant Avenue Lower is recorded on the Dublin City Council Development Plan 2022 – 2028 Record of Protected Structures (RPS) reference number 5481.

2.0 Proposed Development

- 2.1. The proposed development will provide alterations to an already permitted mews dwelling (PA ref: 2223/24) that can be summarised as follows:
 - (i) increase in ground floor area of approved dwelling from 45 sq. m. to 48 sq. m. resulting in a private rear garden space of 34 sq. m. Kitchen/living space and associated bin storage and utility room are proposed at ground floor level;
 - (ii) reconfiguration of first and second floor layouts to provide three bedrooms at first floor and a home office and an "in roof" winter garden (10 sq. m.) at the second floor level. The proposed winter garden is enclosed on all sides;
 - (iii) increase in proposed car parking space and provision of two off street bike parking spaces.

(iv) reduction in roof profile from previously approved barrel vault roof to an in line pitched roof.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Notification to grant permission subject to 11 conditions:

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planning history is noted. Previously refused amendments are currently on appeal and the current application seeks to address the matter. Floor area reduced; roof pitch/height should be amended the Conservation Officer's report is noted. Comments from observers about the roof terrace are noted and this should be omitted. Grant permission subject to conditions to address matters.

3.2.2. Other Technical Reports

- Conservation Officer – no objections conditions recommended.
- Drainage - no objections conditions recommended.
- Transportation - no objections conditions recommended.

3.2.3. Conditions - The PA have attached bespoke conditions, these conditions are listed below and addressed as necessary in the body of my report that follows. Conditions 3, 5 and 6 are listed as follows:

3. The development shall be revised as follows:

a) The pitched roof shall be revised to match the ridge height and roof pitch and eaves height of the adjoining mews house, No 21 Bannaville. A flat roofed element may be required to the rear of the two storey form to allow for the alteration to the roof profile.

b) The "in roof" winter garden (10 sqm) at the second floor level shall be omitted in entirety.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority.

Reason: In the interest of the character of the building and the visual amenity of the area.

5. The developer shall comply with the following transportation requirements of the Planning Authority:

a) Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste. The Construction Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The applicant shall liaise with DCC during the construction period.

b) The vehicular shall be a maximum width of 3 metres. No gates shall open outwards onto the public laneway.

c) A minimum of 2 no. cycle parking spaces shall be provided per dwelling. Bicycle parking shall be in situ prior to the occupation of the dwellings. Cycle parking shall be secure, conveniently located, sheltered and well lit.

d) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: To ensure a satisfactory standard of development.

6. The developer shall comply with the following conservation requirements of the Planning Authority:

a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained

fabric and the curtilage of the Protected Structure at No. 11 Mountpleasant Avenue Lower.

b) The proposed development shall be carried out in accordance with the following: i) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure at 11 Mountpleasant Avenue Lower and to ensure that the proposed works are carried out in accordance with best conservation practice.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

- 3.4.1. Two submissions received, issues include: garden size, privacy, height, garden impact, overbearing and drainage.

4.0 Planning History

4.1. Site

PA ref: 4003/24 and ABP-320939-24 – Permission refused for a three storey mews with roof terrace and all associated works. On appeal no decision to date.

PA ref: 2223/24 – Permission for alterations to approved development. Increased floor area, internal and external alterations with associated works. November 2024.

PA ref: 2935/14/X1 – Extend duration of 2935/14 - Permission for the construction of a three storey three bedroom mews dwelling where the top storey is accommodated within the roof space with external terrace to front and a single off street car parking space. The permission expires on the 26th December 2024.

PA ref: 2935/14 - Permission for the construction of a three storey three bedroom mews dwelling where the top storey is accommodated within the roof space with external terrace to front and a single off street car parking space.

4.2. **Enforcement**

E0387/24 Live enforcement file. Alleged non-compliance with pre-commencement Conditions 2 & 3.e of Reg. Ref. 2935/14.

4.3. **Adjacent sites**

PA ref: 4244/24 - ABP-321319-24 - Demolition of commercial buildings and construction of 4 houses and all associated site works. No Decision to date.

PA ref: 2969/18 ABP-302471-18 – Permission to retain five double glazed 6 over 6 timber frame sliding sash windows.

5.0 **Policy Context**

5.1. **Development Plan**

5.1.1. The site is governed by the policies and provisions contained in the **Dublin City Development Plan 2022-2028**.

5.1.2. The site is located on lands that are zoned Z2 - To protect and/or improve the amenities of residential conservation areas. The principal land-use encouraged in residential conservation areas is housing but can include a limited range of other uses. In considering other uses, the guiding principle is to enhance the architectural quality of the streetscape and the area, and to protect the residential character of the area. The appeal site is also located on the grounds of a Protected Structure, number 11 Mountpleasant Avenue Lower is recorded on the Dublin City Council Development Plan 2022 – 2028 RPS (Ref. 5481).

5.1.3. Relevant sections of the statutory plan include:

Policy QHSN6 Urban Consolidation

Policy BHA2 Development of Protected Structures

That development will conserve and enhance protected structures and their curtilage and will:

(a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for

Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.

- (b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- (c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation.
- (d) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.
- (c) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.
- (d) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.
- (e) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.
- (f) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.
- (g) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.
- (h) Have regard to ecological considerations for example, protection of species such as bats.

Policy BHA9 Conservation Areas

To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8 and Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area must contribute positively to its character and distinctiveness and take opportunities

to protect and enhance the character and appearance of the area and its setting, wherever possible.

Enhancement opportunities may include:

1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting.
2. Re-instatement of missing architectural detail or important features.
3. Improvement of open spaces and the wider public realm and reinstatement of historic routes and characteristic plot patterns.
4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area.
5. The repair and retention of shop and pub fronts of architectural interest.
6. Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area.
7. The return of buildings to residential use. Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Area and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications, and will promote compatible uses which ensure future long-term viability.

Policy BHA14 Mews

To promote the redevelopment and regeneration of mews lanes, including those in the north and south Georgian core, for sensitively designed, appropriately scaled, infill residential development, that restores historic fabric where possible, and that removes inappropriate backland car parking areas.

Chapter 15 Development Standards

Section 15.2.3 Planning Application Documentation – Planning Thresholds

Section 15.5.2 Infill Development

Section 15.13.4 Backland Housing

Section 15.13.5 Mews

Section 15.15.2.2 Conservation Areas

Section 15.15.2.3 Protected Structures

Appendix 5 Transport and Mobility: Technical Requirements

Appendix 16 Sunlight and Daylight

5.2. Natural Heritage Designations

5.2.1. None relevant to this urban site.

5.3. Environmental Impact Assessment (EIA) Screening

5.3.1. Class of development relates to a 'house' or 'dwelling unit'. The appeal concerns a modification to an already permitted dwelling and this is not a class or type. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of my report.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. A third party appellant, the occupants of 11 Mountpleasant Avenue Lower have appealed the decision of the planning authority to grant permission, the grounds of appeal can be summarised as follows:
- No consent was sought from the registered owner of the site in order to lodge a planning application.
 - Roof height and profile changes noted and welcomed, however a flat roof addition will further reduce outdoor space and this would increase the impact

to 11 Mountpleasant (Protected structure). A garden space of 40 sqm should apply.

- No windows in the attic space will mean that space cannot be used as a bedroom.
- The report of a conservation specialist be prepared and submitted to the appellant prior to completion.

6.2. Applicant Response

6.2.1. The applicant has submitted a response that can be summarised as follows:

- Deed of transfer submitted – Folio DN261014F
- There are a number of policies and objectives in the current development plan that support urban living and one of these is that smaller garden space is allowable in certain circumstances. The space is well designed and landscaped.
- Condition 3 is welcomed.
- The attic space will be used as an office not bedroom, to support greater working from home opportunities.
- Omit condition 6(a) as the development has already started and is almost complete, the wording of 6(a) is problematic in this respect.
- In terms of design quality and finish, please note a recently completed development at 13A Ovoca Road.

6.3. Planning Authority Response

6.3.1. The planning authority's response requested that the Board uphold the decision to grant permission and that a condition requiring the payment of a section 48 development contribution and naming/numbering be attached.

6.4. Observations

None.

7.0 Assessment

7.1. The main issues in this appeal are those raised in the grounds of appeal, and I am satisfied that no other substantive issues arise. The issues can be dealt with under the following headings:

- Residential Amenity
- Procedural Matters
- Conditions

7.2. Residential Amenity

7.2.1. The appeal site is located on lands that are subject to zoning objective Z2 Residential Neighbourhoods (Conservation Areas) in the Dublin City Development Plan 2022-2028, the objective of which is to protect and/or improve the amenities of residential conservation areas. The principal land-use encouraged in residential conservation areas is housing, subject to the architectural quality of the streetscape, and to protect the residential character of the area. In broad terms the proposed residential use at this location is acceptable and no parties dispute this point of planning principle.

7.2.2. The site has a lengthy planning history with a range of mews type development, all broadly similar with a variety of design tweaks and amendments. In broad terms the principle of a mews dwelling at this location has been well established and refined over time. As a consequence, the dwelling is mostly complete from an external envelope perspective, and I can see that it matches the roof profile of the adjacent mews dwelling to the north. On a point of procedural detail I note that a concurrent appeal has been lodged with the Board, ABP-320939-24 refers. This is an appeal that concerns the three storey mews and proposed amendments, it was refused by the planning authority due to an inappropriate reduction in rear garden space and because of an incongruous chimney. This appeal has not yet been decided, however, I am satisfied that I have enough material before me to carry out a reasonable assessment of the current appeal before the Board. In that context, I am satisfied that the Board may make a decision on the appeal before them even if the matters that concern ABP-320939-24 have not yet been examined. Finally, the matters raised in the current appeal are similar and related to specific design details

common to both applications, and I address those in the following sections of my report.

- 7.2.3. The appellant raises concerns that a flat roof addition will further reduce outdoor space and this would increase the impact to 11 Mountpleasant (Protected structure). In the view of the appellant a garden space of 40 sqm should apply. The applicant disagrees and defends their proposal in light of the urban context of the site and development plan objectives to accommodate development of the type proposed.
- 7.2.4. I can see from the plans submitted that the applicant has provided a rear garden space of 34 sqm, and this is in order to provide an increase for internal living space of 3 sqm. I note that the planning authority accepted this minor amendment without issue either in terms of amenity or development plan objectives. In a similar fashion I do not consider that such a minor reduction in rear outdoor space would create such an impact on residential amenities that would be perceptible. I note that the current statutory plan sets out objectives with regard to mews development, section 15.13.5.1 Design and Layout of mews development is most relevant. My interpretation is that flexibility is built into the design and layout of mews development in order to allow innovative approaches that would not ordinarily be considered on greenfield sites. In this instance, I am satisfied that the provision of 34 sqm of outdoor and west facing space together with increased internal living accommodation is appropriate at this urban mews location. Whilst the appellant's concern about future residential amenity and the impact on a protected structure are well meaning. In this instance I am satisfied that residential amenity will not be detrimentally affected and that any impact to 11 Mountpleasant is not likely to be noticeable from an architectural heritage perspective.
- 7.2.5. Attic Space Window – the appellant offers a statement with reference to windows in the attic level, the use of the room as a bedroom and a presumption against any such openings. The applicant's response states that the intended use of the space is as a study in order to accommodate working from home and that they support condition 3 attached by the planning authority to the grant of permission. From my examination of the plans submitted, I can see that no windows are proposed on the western roof slope, the side that faces the appellant's property. From my site observations, I also observed that the rear roof slope is in the process of receiving boards before the attachment of the finishing roofing material and I could see no

window openings present. The attic room will be lit by an eastward street facing window behind a roof winter garden space of 10 sqm. The planning authority have concerns about this outdoor roof space and omitted its construction and consequently its use, condition 3(b) of the notification to grant permission refers. The applicant supports the attachment of condition 3. Drawing 24114-2-DWG-001 shows the visual impact of the cut away roof garden and from my inspection of the site the view upwards from the streets around would not be impacted upon because of the constricted and built-up nature of these mews lanes. In the interests of preserving the residential amenity of the attic room, it will be necessary to ensure that windows are present in some form, and it is not clear from condition 3 what alternative should be prepared to enable natural light penetration. In this respect, I recommend that condition 3 should be slightly amended to ensure clarity as to what is demanded of the applicant and the attic room. I do not recommend the attachment of specific condition that limits the installation of rooflights on the rearward facing roof slope in the future, as I note that the adjacent mews already has rooflights without any undue impacts.

7.3. Procedural Matters

- 7.3.1. The appellant notes that consent to lodge the application from the registered owner of the site was not present within the planning application documentation. The applicant submits the Deed of transfer – Folio DN261014F as part of the response to the appeal. I note that the planning application form denotes the applicant as the owner and no issues were raised by the planning authority in this respect, question 10 of the planning application form refers. To be sure and to answer the concerns of the appellant, a Deed of transfer – Folio DN261014F (dated 4 September 2024) before the planning application was lodged is now file. I am satisfied no further action is either warranted or necessary with regards to this matter, the applicant was and is the owner of the site in question.
- 7.3.2. Conservation Report – the appellant requests a copy of a report with reference to the appointment of a conservation expert to oversee works. The only condition that would refer in this instance is condition 6 and it does not require the preparation of a report prior to or post construction. The applicant has already prepared a report entitled Heritage Impact Assessment, and this was noted by the planning authority

and is available online should the appellant wish to see it. In addition, the Council's Conservation Officer prepared a report that addressed the architectural heritage impacts of the development, the conclusion of which was that an appropriately worded condition be attached to monitor works. A further report is not considered to be required, and I do not intend the attachment of a condition that requires same.

- 7.3.3. Condition 6 – the applicant requests that condition 6 be omitted as it has consequences for works already carried out and possible compliance complications. Condition 6 requires oversight from a conservation expert during the construction works and also seeks quality in detailing and finishes. Part (b) of condition 6 is still relevant as the outer finishes have not yet been applied. In this instance it would be appropriate to amend condition 6 to ensure that the relevant oversight of the finishing touches of this development within the curtilage of a protected structure and within an Architectural Conservation Area now started are completed to the highest standard.

7.4. Conditions

- 7.4.1. Where not already addressed in the foregoing report, I note that the following matters to do with planning conditions should be addressed:
- 7.4.2. Development Contribution – I note that the planning authority made a submission and requested the addition of a condition with reference to the Council's section 48 Development Contribution Scheme. This is a reasonable request, and it is entirely satisfactory to attach such a condition.
- 7.4.3. Naming and numbering – I note that the planning authority made a submission and requested the addition of a condition with reference to naming and numbering. This is a reasonable request, and it is entirely satisfactory to attach such a condition.
- 7.4.4. Condition 11 requires compliance with the terms and conditions of Reg. Ref. 2935/14. I have already stated that the mews dwelling is nearing completion, and compliance notices Reg. Ref. 2935/14Sub01 and Reg. Ref. 2935/14Sub02 may both refer. In this respect I note enforcement register reference E0387/24. With the exception of the barrel roof that has now been omitted, the footprint is broadly similar. Certainly, the as-constructed roof profile is now pitched not barrel shaped. I have also noted that there is a concurrent appeal in place with reference to Reg. Ref. 4003/24, ABP-320939-24 refers, but its relevance to this appeal can be put to one

side. As I see it, the only permission currently operative on the site is Reg. Ref. 2223/24 and it may be the case that Reg. Ref. 2935/14 has been commenced, judging from the dwelling nearing completion already on the site. Irrespective, the description of development for the appeal before the Board is to amend elements of permission 2223/24 which correctly or not, ties back development to Reg. Ref 2935/14. In my view it is confusing to refer back to quite a different proposal. I see no reason to attach condition 11 as it only serves to confuse matters, when condition number 1 clearly explains that permission refers to plans and particulars lodged with the application.

8.0 Appropriate Assessment (AA) Screening

- 8.1. I have considered the house extension in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 8.2. The subject site is located at 20 Bannaville, Ranelagh, Dublin 6, no relevant designated sites are close by. The proposed development comprises modifications to a permitted dwelling nearing completion.
- 8.3. No nature conservation concerns were raised in the planning appeal.
- 8.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:
 - Small scale and nature of the development
 - Distance from nearest European site and lack of connections]
- 8.5. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 8.6. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

- 9.1. Having regard to the above assessment, and based on the following reasons and considerations, it is recommended that permission be granted subject to conditions.

10.0 Reasons and Considerations

Having regard to the pattern and character of existing development in the area, the design and scale of the development proposed, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in accordance with the zoning objective for the site, would not detract from the visual amenity of the area, and would not seriously injure the residential amenity of surrounding properties and would not endanger public safety or convenience by reason of traffic generation or otherwise. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The proposed 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. Within three months of the date of this order, the following details shall be submitted for written acknowledgement of the Planning Authority:

a) The proposed "in roof" winter garden (10 sqm) at the second floor level on the front roof slope shall be omitted, and an alternative means of lighting the attic space shall be submitted. Any such proposals shall not affect the existing roof slope characteristics in terms of pitch or height, and will require the installation of appropriately scaled east facing rooflights or other such means acceptable to the planning authority.

Reason: In the interest of the character of the building and the visual amenity of the area.

3. Within three months of the date of this order proposals for a house number/name and associated signage shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of urban legibility.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. The developer shall ensure that the development is served by adequate water supply and wastewater facilities and 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 wastewater collection network.

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

6. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these

times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

7. The developer shall comply with the following conservation requirements of the Planning Authority:

a) A conservation expert with proven and appropriate expertise shall be employed to oversee the architectural detailing and materials in the new dwelling which shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure at 11 Mountpleasant Avenue Lower and to ensure that the proposed works are carried out in accordance with best conservation practice.

8. All necessary measures shall be taken by the Developer and Contractor to avoid conflict between construction traffic/activities and traffic/road users, particularly pedestrians, during construction works.

Reason: In the interest of the proper planning and sustainable development of the area.

9. The developer shall comply with the following transportation requirements of the Planning Authority:

a) The vehicular entrance shall be a maximum width of 3 metres. No gates shall open outwards onto the public laneway.

c) A minimum of 2 no. cycle parking spaces shall be provided per dwelling. Bicycle parking shall be in situ prior to the occupation of the dwellings. Cycle parking shall be secure, conveniently located, sheltered and well lit.

d) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: To ensure a satisfactory standard of development.

10. 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.

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.

Stephen Rhys Thomas
Senior Planning Inspector

4 February 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	321435		
Proposed Development Summary	Alterations to approved development. Increase floor area, internal and external alterations with associated works.		
Development Address	20 Bannaville, Ranelagh, Dublin 6		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	✓
		No	Tick if relevant. No further action required
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank	State the Class here.	Proceed to Q3.
No	✓	Class of development relates to a 'house' or 'dwelling unit'. Extension/ modification to an individual house/ dwelling is not a class or type. The development comprises modifications to a permitted dwelling nearing completion.	✓ No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required

No	Tick/or leave blank		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development and indicate the size of the development relative to the threshold.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	Tick/or leave blank	Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes	Tick/or leave blank	Screening Determination required

Inspector: _____ **Date:** _____