

Volume 12 - Summary Appendices

# Appendix A38.1

## Stage 1 and 2 CEA (Onshore and Wider Scheme)

Appendix 38.1 has been deleted and replaced in its entirety with Appendix A38.1. This document presents the results of Stage 1 and 2 of the cumulative effects assessment (CEA) of the proposed development from an onshore and wider-scheme perspective. The results of the Stage 4 CEA is provided in Chapter 38 for Chapters 10-35. This document presents the screening results of the Onshore Long List for Chapters 21 to 34. Further details on the reasons for screening out of projects is provided in Section 38.2.2 of Chapter 38.

Therefore, Appendix 38.1 shall be deleted from the 2024 EIAR and replaced in its entirety with the text herein.

## Stage 1 and 2 (Onshore Long list)

### 1. Overview

The onshore project long list is presented in Table A1 below.

The results of the Stage 2 screening for each of the onshore and wider scheme topics are presented in in Table A1 below. The results of the Stage 2 screening for each of the offshore topics are presented in Appendix A38.2 of the EIAR. Many of the projects were screened out for a number of reasons including the location, scale and nature of the project or the lack of publicly available details of the project. The reasons for screening out (onshore and wider scheme) are described in Section 38.2.2.2 of Chapter 38.

### 2. Stage 1 and 2: Screening results of the Onshore Long List

The following legend shall be read in conjunction with Table A1 to provide further context regarding the screening of each project for the onshore and wider scheme topics.

<b>a</b>	Included as part of the topic baseline and hence not considered within the cumulative impact assessment
<b>b</b>	Part of the baseline but has an ongoing impact and is therefore considered relevant to the cumulative impact assessment: <b>Screened in to assessment.</b>
<b>c</b>	Potential cumulative impact exists: <b>Screened in to assessment.</b>
<b>Yes</b>	<b>Taken forward to the Stage 3 assessment.</b>
<b>d</b>	No temporal overlap: <b>Screened out of assessment.</b>
<b>e</b>	No physical effect-receptor overlap: <b>Screened out of assessment.</b>
<b>f</b>	Low data confidence: <b>Screened out of assessment.</b>
<b>g</b>	No effect-receptor pathway: <b>Screened out of assessment.</b>
<b>No</b>	<b>Not taken to forward to the Stage 3 assessment.</b>
<b>h</b>	Unspecified construction programme so assumed to overlap temporally















Other Development Details				Phases of Other Developments in relation to the construction phase of the Proposed Development (denoted in orange)										Stage 1		Stage 2																																				
ID	Application Reference	Project	Status	Description	Distance to the Proposed Development Boundary (km)	Tier	2024	2025	2026	2027	2028	2029	2030	2031	2032	Within Zol for at least one topic?	Progress to Stage 2?	Overlap in temporal scope?	Land, Soils, Geology and Hydrogeology		Water Quality		Biodiversity		Traffic and Transportation		Onshore Archaeology, Architectural and Cultural Heritage		Material Assets		Air Quality		Climate		Seascape, Landscape and Visual		Noise and Vibration		Resource and Waste Management		Population and Human Health		Socioeconomic, Tourism and Recreation		Major Accidents and Disasters							
							Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria				Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?					
73	LRD0046/S3	Residential Development	Granted Permission	The proposed development will consist of: 1. Demolition of existing buildings and structures within the application site associated with the former Teagasc Research Centre use total Gross Floor Area (GFA) of approx. 1,651sqm. 2. Construction of 193 no. residential dwellings comprising 153 no. two-storey houses (30 no. two-bed; and 123 no. three-bed houses) and 40 no. duplex units (20 no. two-bed ground floor apartments with 20 no. three-bed duplexes above) and arranged in three storey blocks. 3. Provision of a single storey childcare facility (approx. 283 sqm GFA) with the capacity for approximately 50 children. 4. Provision of a total of 229 no. car parking spaces (193 no. residential spaces, 4 no. childcare drop off spaces, 3 no. childcare staff spaces and 29 no. visitor spaces), and 345 bicycle parking spaces (201 no. private secure on-curtilage spaces for houses without independent garden access, 100 no. private secure spaces and 20 no. visitor spaces for duplex units, 20 no. childcare drop-off spaces, and 4 no. childcare staff spaces). 5. Approximately 1.65 ha of dedicated public open space comprising a series of open spaces and a central east-west greenway linear park and parklands along the east boundary. In addition, 2.2 ha of greenbelt zoned lands are included to the south and south-east of the residential development area to accommodate a playing pitch. 6. Vehicular access to the site will be via a new vehicular entrance at Gandon Lane (providing access to the northern part of the site only) and a new vehicular access from Malahide Road, located to the south of the existing Malahide Portmarnock Educate Together National School, (providing access to the southern part of the site only). 7. Pedestrian and cycle links to facilitate connectivity with adjoining residential developments including the provision of an east-west greenway and a north-south link greenbelt zoned lands to the south. 8. All enabling and site development works, landscaping, boundary treatments, lighting, services and connections, bin storage, 3 no. ESB unit substations and all other ancillary works above and below ground on a site approximately 8.2 ha.  Additional Information received 30th May 2025.  Deemed Significant Additional Information 3rd June 2025 by SA  Revised Public Notices received 4th June 2025.	0	1										Yes	Yes	Yes	g	No	c	Yes	c	Yes	g	No	c	Yes	c	Yes	e	No	e	No	c	Yes	g	No	g	No	g	No	g	No	g	No						
74	LRD0048/S3E	Residential Development	Granted Permission	The development will consist of the construction of 197 no. dwellings, open space, and ancillary infrastructure will facilitate Phase 4 of the lands at Ladywell in Balbriggan as follows: A) 129 no. terraced and semi-detached houses comprising 55 no. 2-bedroom houses (2 storey), 67 no. 3-bedroom houses (2 storey) and 7 no. 4-bedroom houses (3 storey) [house types with variants]; B) 18 no. terraced and semi-detached 3 bedroom townhouse dwellings; 18 no. Later Living Units (8 no. 1 bedroom & 10 no. 2 bedroom - all bungalows) [house types with variants]; C) 12 no. 1 bedroom Maisonnets in 6 no. 2-storey semi-detached buildings, and 4 no. 1 bedroom apartments in a 3-storey building (all apartments with terraces) along with 1 no. retail/café unit (c.165 sq. m) and 1 no. retail/medical unit (c. 185 sq. m) [including 'back of house area' & both units to be able to be sub-divided and amalgamated]; D) 16 no. duplex apartments (comprising 8 no. 1 bedroom [with terrace] and 8 no. 3 bedroom units) in 4 no. 3 storey buildings; E) Public open space c.0.85 hectares (with an additional c.0.76 hectares of riparian corridor open space), hard and soft landscaping (including public lighting & boundary treatment) and communal/semi-private open space (c. 690 sq. m) for the proposed townhouse, duplex and apartment units; F) Vehicular access will be provided via the Boulevard Road along with the provision of car parking spaces (280 no.), bicycle parking spaces and all internal roads and footpaths and bicycle and bin stores; G) Provision of surface water attenuation measures, (including widening of Clonard Brook), connection to water supply, provision of foul drainage infrastructure to Irish Water specifications and all ancillary site development, construction, and landscaping works [and temporary construction access from local road L1130]; H) The proposal will also amend the layout to elements of the shared layout across the permitted phases to include (Phase 3A [F21A/0055;ABP Ref:312048-21] relating to 29 no. dwellings replaced with 26 no. dwellings, Phase 3B [F22A/0526] relating to layout and Phase 3C [F22A/0670] relating to 3 no. dwellings replaced with 4 no. dwellings and associated amendments to attenuation (Clonard stream) and services. I) Provision of signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122).  An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and submitted with this LRD application. A dedicated website has been set up for the LRD application which can be viewed at <a href="https://folks.townrind.ie/">https://folks.townrind.ie/</a>  AI received 09/10/24	0.79	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	e	No	c	Yes	e	No	c	Yes	g	No	g	No	g	No	g	No				
75	LRD0054/S3E	Residential Development	Granted Permission	Dwyer Nolan Developments Ltd. seeks permission to modify a permitted Strategic Housing Development (SHD) (Ref. ABP-313144-22) by way of a planning application for a Large-Scale Residential Development (LRD), within the permitted "Regles" development, currently under construction, located at Minister's Road, Lusk, Co. Dublin. The proposed modifications are comprised of:  (i) alterations to the permitted site layout plan, (ii) replacement of 28 no. permitted houses with 34 no. alternative houses.  The proposed 34 no. dwellings are comprised of 32 no. 2 & 3 storey, 3 & 4 bed terraced houses, in 6 no. terraced blocks, and 2 no. 2 storey 4 bed detached houses.  The proposed development also provides for all associated site development works, open spaces, hard & soft landscaping, boundary treatments, car & bicycle parking etc., on a site area of c.1.16 Ha, within the overall site area of the permitted "Regles" residential development, which is c.8.3Ha. Access to the proposed development will be via the permitted "Regles" development, off Minister's Road.  Additional Information Received 22nd August 2025	0.24	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	c	Yes	e	No	e	No	c	Yes	g	No	g	No	g	No	g	No				
76	LRD0055/S3E	Residential Development	Pending	The development will consist of a Large-scale Residential development (LRD) of 530no. residential units and creche in 4no. blocks (Blocks A to D) with a total gross floor area (GFA) of 49,210sqm (excluding basement car parking) with associated ancillary accommodation, private balconies, communal amenity spaces and public open spaces as follows: Block A: 1 to 7 storey block comprising 74no. apartments (37no. 1 bed units and 37no. 2 bed units), Block B: 6 to 9 storey block comprising 108no. apartments (44no. 1 bed units and, 55no. 2 bed units and 9no. 3 bed units), Block C: 1 to 9 storey block comprising 138no. apartments (49no. 1 bed units, 61no. 2 bed units and 28no. 3 bed units) and a creche (462.5sq.m) with external play space, Block D: 1 to 9 block storey comprising 210no. apartments (114no. 1 bed units, 82no. 2 bed units and 14no. 3 bed units). A total of 163no. car parking spaces are provided in a combination of surface spaces and at basement level beneath Block D. The development will be accessed from the south via a connection to the existing roundabout on the Holywell Distributor Road and from the north via a fully signalised junction with the R132 including works to the north and south bound carriageways and central median of the R132 to provide for the fully signalised junction with associated turning lanes and a separate pedestrian and cycle crossing on the R132. Permission is also sought for hard and soft landscaping in public realm and public open spaces within the development, cycle and motorcycle parking, bin stores, water supply and foul water connections, surface water infrastructure, connections to public utilities, ESB substations, plant areas, roof mounted photovoltaic (PV) panels, building and directional signage and all associated site and development works. A 10 year permission is sought. The planning application may be inspected online at <a href="http://www.barysparks-ldr.ie">www.barysparks-ldr.ie</a>  An Environmental Impact Assessment Report (EIAR) and a Natura Impact Assessment (NIS) have been prepared in respect of the proposed development.  Additional Information Received: 16/02/2026 Deemed Significant Additional Information: 11th March 2026.	1.26	1											Yes	Yes	h	g	No	c	Yes	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	c	Yes	g	No	g	No	g	No	g	No	
77	LRD0058/S3E	Residential Development	Granted Permission	Portmarnock Real Estate Developments Limited intends to apply for Permission for a Large-scale Residential Development at this site (c. 12.3 Ha) generally bounded by the existing 'St. Marnock's Bay' and 'Dún Si' residential developments (Phases 1A, 1B and 1C), the permitted Phases 1D and 1E both now under construction (ABP Ref. ABP-312112-21, as amended by FCC Reg. Ref. LRD0037/S3 and FCC Reg. Ref. LRD0002/S3 refers respectively) to the west, and former agricultural lands to the south and east within the townlands of Portmarnock and Maynewtown, Portmarnock, Co. Dublin and is also partially located in the townland of Stapolin, Baldoyle, Dublin 13.  The development proposed (Phase 1F) will consist of: - 296no. residential units (254no. houses and 42no. duplexes), ranging from 1.5 - 3 storeys in height comprising the following: - 129no. 3-bed 2 storey houses (House Type: A2, A3, B1, B2, B3, C1, C3), 46no. 4-bed 2 storey houses (House Type: D2, D3, F4, J1, J2, J3, J4), 13no. 3-bed 1.5 storey houses (House Type: G), 14no. 4-bed 1.5 storey houses (House Type: H1 & H2), 14no. 4-bed 3 storey houses (House Type: K1 & K2), 38no. 2-bed 2 storey houses (House Type: N1, N2, P1, P2, P3), 21no. 2-bed duplex / apartments (House Type: L1 & L2) and 21no. 3-bed duplex / apartments (House Type: M1 & M2);  Additional Information Received: 10th October 2025 Additional Information deemed Significant Additional Information. Revised Public Notices Received: 16th October 2025.	0.76	1										Yes	Yes	h	g	No	c	Yes	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	c	Yes	g	No	g	No	g	No	g	No
78	LRD0061/S3E	Residential Development	Granted Permission	We, Birchwell Developments Ltd., intend to apply for permission for development on lands to the east of Kinsealy Lane and to the south of Back Road, Kinsaley, Broomfield, Malahide, Co. Dublin. The development will consist of proposed modifications to the previously permitted Strategic Housing Development (SHD) (87 no. units permitted under Ref. ABP-313361-22, and under construction) which includes proposed modifications to the previously permitted House Types C, C1, C2, & D (61 units in total) with such amendments including extension of the rear first floor over the ground floor to omit the single storey lean-to extension and associated elevational changes, and all associated works necessary to facilitate the development.  Additional Information Received: 10th October 2025 Additional Information deemed Significant Additional Information. Revised Public Notices Received: 16th October 2025.	0.59	1										Yes	Yes	h	g	No	c	Yes	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	c	Yes	g	No	g	No	g	No	g	No		
79	LRD0068/S3E	Residential Development	Pending	The proposed development seeks a 10-year planning permission for the construction of 1,350 residential units, one childcare facility, c.1,650sq.m of non-residential floor space including retail uses and health/recreational services, playing fields and associated changing rooms and a site allocated for a school.  An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.	0.06	1										Yes	Yes	h	g	No	c	Yes	c	Yes	g	No	e	No	e	No	e	No	e	No	c	Yes	e	No	e	No	c	Yes	g	No	g	No	g	No	g	No		

Other Development Details				Phases of Other Developments in relation to the construction phase of the Proposed Development (denoted in orange)										Stage 1		Stage 2																														
ID	Application Reference	Project	Status	Description	Distance to the Proposed Development Boundary (km)	Tier	2024	2025	2026	2027	2028	2029	2030	2031	2032	Within Zol for at least one topic?	Progress to Stage 2?	Overlap in temporal scope?	Land, Soils, Geology and Hydrogeology		Water Quality		Biodiversity		Traffic and Transportation		Onshore Archaeology, Architectural and Cultural Heritage		Material Assets		Air Quality		Climate		Seascape, Landscape and Visual		Noise and Vibration		Resource and Waste Management		Population and Human Health		Socioeconomic, Tourism and Recreation		Major Accidents and Disasters	
							Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria				Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria	Progress to Stage 3?	Potential LSE Criteria
80	LRD0069/S3E	Residential Development	Pending	The development will consist of the construction of 815 no. dwellings (610 no. houses, 194 apartments & 11 no. later living dwellings), a portion of the C-Ring Road, open space, community building/retail floorspace and 2 no. creches.  An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and submitted with this LRD application. A dedicated website has been set up for the LRD application which can be viewed at www.flemingtonsouthrd.ie  Additional Information received 11/03/2026	0.56	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	c	Yes	e	No	c	Yes	c	Yes	g	No	g	No	g	No		
81	LRD0073/S3E	Residential Development	Granted Permission	The Land Development Agency, intend to apply for permission for a Large-scale Residential Development (LRD) for lands at Baldoyle (formerly known as The Coast), Dublin 13. The site is bounded to the north by undeveloped lands, to the east by residential development of Red Arches Road and to the west by undeveloped land, with the Dublin-Belfast railway line further beyond.  The proposed development will consist of amendments to Zone B of GA01 lands as permitted under ABP Reg. Ref. ABP-310418-21 / FCC Reg. Ref. SHD/011/20. This will involve the amendment of permitted house units (the 2 no. eastern most units in Block B3 and 4 no. eastern most units in Block B4) to reconcile with as the built condition. This includes the omission of 2 no. 3-bed housing unit, the alteration of 1 no. 3-bed unit to a 2-bed unit and the increase in rear garden and provision of rear access for 1 no. unit. This results in the overall loss of 2 units. There are no amendments to the rear gardens or constructed boundaries of the adjacent units on Stapolin Avenue.  A Natura Impact Statement has been prepared in respect of the proposed development. The application may also be inspected online at the following website set up by the applicant: www.StapolinAmendmentLRD.ie  Additional Information received 17th October 2025 Revised Public Notices received 28th October 2025.	1.1	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No
82	LRD0080/S3E	Residential Development	Granted Permission	We, Cairn Homes Properties Limited, intend to apply to Fingal County Council for permission for a Large-scale Residential Development at this site located within the Estuary/West Lands at "Holybanks", Swords, Co. Dublin. The main development site is bounded by Glen Elan Road to the south, Jugback Lane/Ferrace to the west, the former Celestica factory site to the east and the Broadmeadow River to the north. The proposed development is an amendment to the permitted development FCC Reg. Ref.: LRD0018/S3E. The amendments will consist of changes to 1. the locations and dimensions of the permitted ESB substations and bin and bicycle stores including the relocation of some bicycle storage space into the ground floor of block 10; 2. Condition 5; and 3. Condition 23 Permission is also sought for all associated works to accommodate the proposed changes. The remainder of the permitted development, including accesses, site services, and all other works will be delivered as permitted under FCC Reg. Ref.: LRD0018/S3E. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin (to inspect Planning Applications on all lands). Opening Hours 9.30 - 16.30 Monday - Friday. (Cash Office opening hours are 9.30 to 15.30 p.m.) or on their website www.fingal.ie. The application may also be inspected online at the following website set up by the applicant: www.HolybanksLRDAmendment.com	0.58	1										Yes	Yes	h	g	No	c	Yes	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No
83	PARTXU/007/25	Sports Facility	Pending	Fingal County Council (Environment, Climate Action, Active Travel and Sports ) are proposing the construction of a Public Swimming Pool Building with associated changing facilities and site works on 0.589 hectares of land at Castletands, Balbriggan, Co. Dublin. In accordance with Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), Fingal County Council hereby gives notice of the proposed development to be carried out at the above site. The nature and extent of the proposed development is as follows: (i) Construction of a single-storey public swimming pool building, comprising of: (a) a 25-metre,6-lane swimming pool with viewing gallery; (b) associated changing facilities including a village changing area, group changing rooms, accessible changing rooms, showers, and toilets; (c) reception lobby and waiting area, staff offices/facilities, meeting rooms, and storage areas; (d) plant room, chemical storage, and buggy store; and (e) photovoltaic (PV) panels on the roof level; (ii) provision of a new vehicular access from the permitted neighbourhood street to the west (as permitted under Reg. Ref. F21A/0576); (iii) provision of 41 no. car parking spaces (including 5no. EV charging spaces, 2 no. accessible spaces, and 1 no. combined EV/accessible space), 5no. motorcycle parking spaces, a covered bicycle shelter (including 40 no. bicycle parking spaces), provision for e-bike and scooter charging, bike repair station, and staff bicycle lockers;(iv) provision of bus/coach and car set-down areas and a dedicated service bay; (v) provision of shared pedestrian and cycle routes from the north and south of the site; and (vi) all associated site works necessary to facilitate the development, including level adjustments, hard and soft landscaping, bin store, ESB substation, public lighting, boundary treatments, and drainage works including SuDS basin. Plans and particulars of the proposed development will be available for inspection at https://consult.fingal.ie/en/browse and inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Thursday 5th February 2026 up to and including Friday 6th March 2026 at the following locations:  The Offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 during normal opening hours (Monday to Thursday 9.00am to 5.00pm and Friday 9.00am to 4.30pm excluding Bank & Public Holidays) Fingal County Council, Balbriggan Carnegie Library, George's Square, Balbriggan, Co. Dublin, K32 TW27 (during library opening hours) Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made either online through our website https://consult.fingal.ie/en/browse or in writing to: Sports Programme Administrative Manager, Sports Division, Dept of Environment Climate Action, Active Travel and Sports; Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638. Submissions or observations with respect to the proposed development must arrive no later than 5pm on Monday 23rd March 2026.	0.82	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No
84	WEB1421/25	Educational Development	Granted Permission	PERMISSION The development will consist of the construction of 2 no. single storey extensions to existing school (5737.6sqm) - a Special Educational Needs (SEN) extension (579.7sqm), and a classroom extension (200.1sqm) & minor alterations to existing school. SEN accommodation to include a central activities space, 2 no. class safe bases, toilets & ancillary. Classroom accommodation to include a music classroom, a replacement general classroom & changing places toilet. External works to include 6 no. new car parking spaces for the SEN, new play areas, hard & soft landscaping & all associated site works.	1.07	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No
85	WEB22-7/24	Residential Development	Granted Permission	Planning permission for a proposed residential development on lands at Grattan Lodge, Hole In The Wall Road, Dublin 13. The proposed development will consist of the construction of 1 no. 7-storey apartment block comprising 62 apartment units (24 no. 1 bed units, 32 no. 2 bed units and 6 no. 3 bed units) with balconies to the north, east, south and west elevations. The proposed development will also provide for 33 no. car parking spaces at surface level, 107 no. resident bicycle parking spaces (including cargo bike and e-bike spaces) within a bike store in the building and 24 no. visitor bicycle parking spaces at surface level, bin/waste store and a plant room at ground floor level; 1 no. detached ESB substation. The proposed development will also provide for all associated site development and infrastructural works including street lighting, foul and surface water drainage, roads, footpaths, landscaping and boundary treatment.	0.15	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	c	Yes	e	No	e	No	e	No	e	No	e	No	e	No
86	WEB2332/25	Residential Development	Granted Permission	The construction of 14 houses comprising 10 no. 3-bedroom 3-storey houses, 2 no. 3-bedroom 2 1/2 -storey houses, and 2 no. 4-bedroom 3-storey houses, 14 no. off-street car parking spaces and 1 no. on-street visitor car parking space, 8 no. bicycle stores with capacity for 3 no. bikes each and located to the front of the 8 no. mid-terrace houses (24 bicycle spaces in total), plus all associated and ancillary works necessary to facilitate the development.	0.58	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No
87	WEB5455/25	Wastewater Infrastructure	Granted Permission	Planning permission for development of underground watermain in the Raheny/Kilbarack area of Dublin City. The watermain passes through the townlands of Bettyville, Foxlands and Kilbarack Upper. The development will consist of: • Installation of approximately 1.9km of below ground watermain (600mm) on the James Larkin/Howth Road between Causeway Road and Kilbarack Road. • Installation of approximately 175m of below ground connection watermain (150mm) from trunk main at Butt Island Causeway Junction to Watermill Road District Metered Area (DMA). • Installation of approximately 1.1km of below ground watermain (400mm) along Greendale Road and Thornville Road to Kilbarack Parade. • Installation of approximately 504m below ground rider watermain (150mm) along Howth Road, from Greendale Road Junction to Kilbarack Road Junction. • Decommissioning of 1.1km of 2 no. 9inch Cast Iron mains within Howth Road. • Installation of 2 no. above ground kiosks (1.17m H, 0.7m L and 0.3m W) at junction of Watermill Road and Causeway Road and at the junction of Thornville Road and Kilbarack Parade. • Above ground marker posts and below ground valves, chambers and vessels and all associated ancillary development works.	1.13	1										Yes	Yes	h	g	No	c	Yes	c	Yes	c	Yes	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No
88	WEB5466/25	Residential Development	Pending	PROTECTED STRUCTURE: Noteside Limited seeks permission for a residential development, on a site located within the Larch Hill estate, Coolock, Dublin 17. The application site is bounded to the north by "The Crescent" and to the south by "The View", and contains a Protected Structure i.e., Larch Hill House (RPS Ref. No. 2042). The proposed development consists of the demolition of an existing dwelling located to the north of the Protected Structure (c.93sq.m) and the construction of 39 no. dwellings. The proposed dwellings are accommodated in 2 no. new buildings as follows: (a) a 4 storey apartment building to the rear/north of Larch Hill House, comprised of 18 no. 1 bed apartments & 12 no. 2 bed apartments, and (b) a 1-3 storey duplex building to the west of Larch Hill House, accommodating 9 no. dwellings, comprised of 6 no. 1 bed apartments at ground floor level & 3 no. 3 bed duplex units at first & second floor level. The proposed development also includes a single storey bin & bike store / services building located to the east of Larch Hill House. Access to the proposed development will be from Coolock Lane (the R104) via the Larch Hill estate and the existing vehicular entrance to Larch Hill House. The proposed development includes external repair works to Larch Hill House, including replacing non-original windows, stripping & re-slating of roof, refaunching chimneys, repair & replacement of rainwater goods, removal of non-original existing front entrance porch, reinstating fanlight & timberwork to door set & doorcase, repointing of granite steps, removal of existing boundary treatment to the front (south) of the property & replacement with new boundary treatment. The proposed development also includes surface car parking, bin & bicycle storage, public & communal open spaces, hard & soft landscaping, boundary treatments, public lighting, and all associated site development works etc., on an overall site area of c.0.65 hectares. Private open space is provided in the form of terraces at the ground floor level and balconies/terraces at the upper floor levels. A Natura Impact Statement (NIS) has been prepared with respect to proposed development and accompanies the planning application.	1.72	1										Yes	Yes	h	g	No	g	No	c	Yes	g	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No	e	No

