

**Report submitted in accordance with Part 8
of the Planning and Development Acts, 2000 (as amended)
and Planning and Development Regulations, 2001 (as amended)**

**Part 8 Report for Proposed Lift Installation at Glasthule Buildings, Glasthule Road,
Glasthule, Co. Dublin**

PC/H/04/2025

This project is a proposal to construct a 3-storey brick clad lift core with associated landing areas and site works at the established residential complex of Glasthule Buildings, Glasthule Road, Glasthule, Co Dublin.

1. SITE LOCATION AND DESCRIPTION

The existing housing complex is in the centre of Glasthule Village accessed via Glasthule Road. It is a gated scheme, and the proposed development area is at the northern end of the site adjacent to the main entrance gates.

2. ZONING AND OTHER OBJECTIVES

The subject site is located on lands zoned Objective A – “To provide residential development and improve residential amenity while protecting the existing residential amenities” in the Dun Laoghaire Rathdown County Development Plan 2022-2028, and as such the proposed use is acceptable.

The proposed provision of a lift core to serve the existing residential building is in accordance with the zoning objective.

3. PROPOSED WORKS

The proposal is to introduce accessible vertical circulation for the existing residents at Glasthule Buildings and to retain the existing external walkway access to these units. The proposed development is as minimal an intervention as possible to introduce a three-storey brick clad lift installation with access walkways connecting to the existing external walkways at Glasthule Buildings. The exact location was dictated by existing drainage infrastructure on site.

4. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Housing, Planning Community and Local Government, February 2010), and the Planning and Development (Amendment) (No. 3) Regulations 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). OPENFIELD Ecological Services Ltd has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that there is no likelihood of any significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

Therefore, it has been concluded that an Appropriate Assessment is not required for these proposed works.

5. ENVIRONMENTAL IMPACT ASSESSMENT REPORT

The proposed development is subject to an assessment in accordance with Section 93 and Schedule 5 of the Planning & Development Regulations, 2001 (as amended).

The Council carried out a preliminary examination of the proposal in accordance with Article 120(a)(1)(a) of the Planning and Development Regulations 2001 (as amended). Based on the nature, size and location of the development, the Council considered on the basis of that, there was no significant or realistic doubt regarding the likelihood of effects on the environment and considering this an Environmental Impact Assessment Screening or Environmental Impact Assessment Report is not required.

6. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

An Environmental Impact Assessment Report Pre-Screening has been carried out and it has been determined that an Environmental Impact Assessment Report Screening or Environmental Impact Assessment Report is not required, as there is no real likelihood of significant environmental effects.

An Appropriate Assessment (AA) screening has been carried out and has concluded that an AA is not required as the proposal will not have a significant effect on any European sites, individually or in combination with other plans or projects.

In conclusion, the use and density proposed are acceptable in principle and accord with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 and the proper planning and sustainable development of the area.

7. INTERNAL REPORTS

Community and Cultural Development

No Objection to the proposed development.

Forward Planning Infrastructure

No Objection to the proposed development.

Planning Department

No Objection to the proposed development.

Infrastructure and Climate Change – Active Travel

No Objection to the proposed development.

Infrastructure and Climate Change – Capital Projects

No Objection to the proposed development.

Infrastructure and Climate Change – Estates Officer

No Objection to the proposed development.

Infrastructure and Climate Change – Environment Enforcement

No objection subject to the appointed contractor should develop a Construction Environmental Management Plan to manage any fugitive emissions to air, noise impact and waste management for the proposed works. This can be reviewed by environmental enforcement prior to commencement.

Infrastructure and Climate Change – Transportation Planning

No objection subject to the footpath shall not be unduly obstructed. The continuous unimpeded route shall remain. The relocation of the fountain may also require removal of plants/trees.

Infrastructure and Climate Change – Climate Action Officer

No Objection to the proposed development.

Municipal Services – Drainage Planning

No Objection to the proposed development.

Municipal Services – Parks

No Objection to the proposed development.

Municipal Services – Road Maintenance

No Objection to the proposed development.

Municipal Services – Traffic and Road Safety

No Objection to the proposed development.

Municipal Services – Biodiversity Officer

No Objection to the proposed development.