

D06 (Sample) Planning Feasibility Report

Planning Feasibility & Risk Assessment Report

Local Authority	Dublin City Council	Site Area	TBC
Prepared For	TBC	Prepared By	Precedent.ie Site Intelligence
Proposed Project	Subdivision of rear garden and construction of a two-storey mews dwelling		

1. Executive Summary & Critical Alerts

The proposed development involves the subdivision of a rear garden to construct a two-storey mews dwelling in Dublin 6. The site is zoned R2 Existing Residential under the current Development Plan, which supports the principle of residential infill and compact urban growth. Given the absence of flood risk, protected structures, and Natura 2000 constraints on the immediate site, the primary planning considerations will be localized residential amenity impacts. Recent precedent analysis in the surrounding area highlights that while mews developments are supported in principle, applications face strict scrutiny regarding site coverage, separation distances, and the retention of adequate private open space for the parent dwelling. Successful applications have demonstrated high-quality design that mitigates overlooking through strategic window placement and opaque glazing, whereas refusals have consistently cited overdevelopment, overbearing impacts, and substandard residential amenity. A carefully considered design that respects the established building lines and protects the amenity of adjacent properties will be critical to securing planning permission.

■ HIGH RISK / CONSTRAINTS DETECTED

- Separation Distances: Strict adherence to minimum separation distances between opposing first-floor windows is required to prevent overlooking and loss of privacy.

- Private Open Space: The subdivision must not reduce the private open space of the existing parent dwelling below Development Plan minimum standards.

- Overdevelopment: High site coverage and excessive bulk have been cited as primary reasons for refusal in recent local mews applications.

- Access and Parking: Mews laneway widths and emergency access requirements must be satisfied, though car-free developments may be considered acceptable in highly accessible urban locations.

■ POLICY ALIGNED / OPPORTUNITIES

- Compact Urban Growth: Strong alignment with national and local planning frameworks encouraging increased density and infill development in established urban areas.

- Zoning Compatibility: The R2 Existing Residential zoning explicitly permits residential development, establishing a favorable baseline for the proposal.

- Sustainable Transport: Proximity to urban transit networks supports arguments for reduced parking requirements or car-free mews development.

2. Site Profile & Zoning Audit

GeoHive National Land Use Zoning	R2 Existing residential
Zoning Objective Description	To protect, provide and improve residential amenities.
Permissible Uses	Residential, Childcare Facility, Open Space, Education
Open for Consideration Uses	Medical and Related Consultants, Place of Public Worship, Community Facility, Cultural/Recreational Building

Planning History (On-Site)

Reference Number	Application Details & Decision Outcome
Ref. WEB5496/25	A first floor storage area over the existing ground floor property, Decision (Pending/Unknown)
Ref. WEB5431/25	A first floor storage area over the existing ground floor property, Decision (Invalid)

3. Planning Precedent Analysis (Local & ABP)

Relevant planning applications identified in Precedent.ie's national planning decisions database:

Ref Number	Distance	Development	Decision	Primary Issue / Refusal Rationale
2338/21	1.7km	Demolition of flat roofed dwelling and construction of 3-storey mews building comprising a ground-floor apartment and a duplex.	REFUSE PERMISSION	Excessively bulky, over-development, reduction of private open space for main house, and visually dominant/overbearing for neighbors.
4974/23	2.3km	Construction of a three-storey, two bedroom mews house, roof terrace and associated boundary walls.	GRANT PERMISSION	Separation distance of 12m deemed acceptable with opaque glazing to prevent overlooking; high-quality finish and car-free nature supported.
3367/24	3.9km	Construction of a 2 storey 1 bedroom mews dwelling.	REFUSE PERMISSION	Inadequate separation distance (12.6m), excessive site coverage (78%), failure to meet room quality standards, and overbearing impact.

■ ■ Precedent-Derived Refusal Trends

- Inadequate separation distances between opposing windows leading to perceived or actual overlooking.
- Excessive site coverage resulting in overdevelopment and overbearing impacts on neighboring properties.
- Failure to retain sufficient private open space for the existing parent dwelling.
- Substandard internal room dimensions and storage spaces failing to meet Ministerial guidelines.

4. Geospatial & Environmental Risk Scan

Flood Zone Classification	No mapped flood extent within 100m of the site (OPW/CFRAM national mapping)
Vulnerability Level	Proposed use is classified as: Highly Vulnerable
Statutory Flood Requirement	None identified (Site is outside identified flood risk zones)
Subsoil Classification (GSI)	Till derived from limestones (TLs) — GSI Quaternary Sediments 50k
Estimated Slope Angle	Low-gradient urban/lowland site anticipated — confirm levels by topographical survey at detailed design stage.
Peat Stability Assessment	Not Required (No peat subsoils anticipated at this location)
Protected Features (NPWS / RPS)	Ecology: No Protected Structures (RPS) or Natura 2000 (NPWS) habitats identified within the immediate site constraints.

5. Quantitative Feasibility & Development Obligations

■ Yield Modeling

Estimated Site Capacity	TBC (Architect's site capacity appraisal required)
Density Range Allowed	TBC (Local Authority density audit required)
Proposed Height Profile	TBC (Height limits check required)

■ Statutory Planning Contributions & Obligations

Part V Social & Affordable	Not Applicable 1 dwelling is at or below the 4-house threshold for the small-development exemption under Planning and Development Act 2000 s.96, as amended by the Affordable Housing Act 2021. Assessed against Planning and Development Act 2000 s.96, as amended by the Affordable Housing Act 2021; thresholds verified 2026-07-29. Applicability should be confirmed with the planning authority at pre-application stage.
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Section 48 Contribution Levy	Residential: €117.00 per sqm of GFA. Commercial: €122.00 per sqm of GFA (industrial/commercial). Per the Dublin City Council Section 48 Development Contribution Scheme 2023–2026 (rates as published, verified 2026-07-17). Exemptions and reductions may apply — final liability is determined by the planning authority at condition-compliance stage.
Section 49 Supplementary Levy	Review Required Dublin City S49 supplementary schemes (Luas Cross City; Luas Docklands) impose additional charges (c. €2,000 per residential unit; €38–€43 per sqm commercial/retail) within their defined chargeable areas.

6. Development Risk Register

Risk Score is calculated using the formula: **Risk Score = Likelihood (1-5) × Impact (1-5)**. A score of 12–25 is classified as High/Critical.

ID	Classification	Risk Description	Inherent (L×I)	Mitigation Measures	Residual (L×I)	Owner
R-PL01	Planning & Legal	Overdevelopment and excessive site coverage leading to refusal based on overbearing impacts.	4×5 = 20	Ensure site coverage remains within Development Plan limits; utilize a massing study to demonstrate no overbearing impact.	2×3 = 6	Lead Planner
R-PL02	Planning & Legal	Inadequate separation distances causing overlooking and loss of privacy for adjacent properties.	4×4 = 16	Design strategic window placements, utilize opaque glazing on sensitive elevations, and maintain maximum possible separation.	2×2 = 4	Project Architect
R-PL03	Planning & Legal	Subdivision compromises the minimum private open space required for the existing parent dwelling.	3×4 = 12	Conduct a detailed site survey to guarantee the parent dwelling retains the statutory minimum private open space post-subdivision.	1×4 = 4	Lead Planner
R-FI01	Financial	Construction logistics and access constraints in a restricted mews laneway increasing build costs.	3×3 = 9	Develop a preliminary Construction Management Plan early in the design phase to assess feasibility and cost implications.	2×2 = 4	Quantity Surveyor

7. Actionable Recommendations & Roadmap

Strategic next steps recommended to de-risk the development:

- Commission a comprehensive topographical survey to accurately map site boundaries, existing structures, and available open space.
- Develop a preliminary architectural design that strictly adheres to Development Plan standards for site coverage, separation distances, and private open space.
- Prepare a detailed planning rationale and daylight/sunlight assessment to proactively address potential concerns regarding overbearing impacts and overlooking.

- Engage in a pre-planning consultation (Section 247) with Dublin City Council to present the preliminary design and confirm acceptable building lines and access arrangements.

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