



An
Coimisiún
Pleanála

Direction
CD-020829-25
ABP-322659-25

The submissions on this file and the Inspector's report were considered at a meeting held on 30/09/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Mick Long

Date: 30/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the established pattern of development in the area, and to 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 not have a negative impact of the character of the area or the visual or residential amenities of property in the area, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans, particulars and specifications lodged with the application to the planning authority, save as may be required by the following conditions.

Reason: In the interest of clarity

2. The site and building works required to implement the development shall only be carried out between the following hours 0700 to 1900 Monday to Friday, 0800 to 1400 on Saturday, and not at all on Sundays and Public Holidays. Any deviation from the hours shall be subject to the advance written agreement of the planning authority.

Reason: In the interest of residential amenity.

3. Drainage shall be provided in accordance with the requirements of the planning authority.

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

4. Site development and construction works shall be carried out in such a manner to ensure the adjoining street is kept clear of debris, soil, and other material.

Reason: To ensure that the adjoining road is kept in a clean and safe condition, in the interest of orderly development.