

An  
Coimisiún  
Pleanála

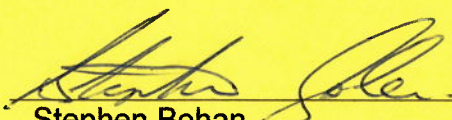
**Direction**  
**CD-020903-25**  
**ACP-322971-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 07/10/2025.

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:**

  
Stephen Bohan

**Date:** 07/10/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the land use zoning of the subject site, the provision of the Dublin City Development Plan 2022-2028, and the design, scale and layout of the proposed development, the permitted scheme on site, and the pattern of existing and proposed development in the surrounding area, it is considered that subject to compliance with the conditions set out below, would provide for an appropriate form of development and would not adversely impact upon the built heritage of the area, and therefore, 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 and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the day of 18th December 2024 as amended by plans submitted on the 13th May 2025, 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission ABP-3124942-22 (Register Reference 3706/21) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The Developer shall comply with the following transportation requirements:
  - a. The proposed development shall otherwise comply with the conditions of permission granted under ABP-3124942-22, (Register Reference 3706/21)
  - b. The 6 no. car parking spaces incorporating 2 no. accessible spaces shall be permanently allocated to the assigned use and shall not be sold, rented or otherwise sub-let or leased to other parties.
  - c. A minimum of 238 no. cycle spaces shall be provided. Staff cycle parking shall be secure, conveniently located, sheltered and well lit. Shower and changing facilities shall also be provided as part of the development. Key/fob access should be required to bicycle compounds. Visitor cycle parking design shall allow both wheel and frame to be locked.
  - d. The applicant shall submit a Parking Management Plan for written agreement of the planning authority. Details of allocation of spaces including provision of car parking for service/maintenance vehicles shall be provided.

**Reason:** In the interests of road safety.

4. No additional development shall take place above roof level, including lift motors, air handling equipment, storage tanks, ducts or other external plant other than those shown on the drawings hereby approved, unless authorised by a prior grant of Planning Permission.

**Reason:** To safeguard the amenities of surrounding occupiers and the visual amenities of the area in general.

5. The landscape scheme accompanying the application shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within 3 years of planting shall be replaced in the first planting season thereafter. The landscape scheme shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.

**Reason:** In the interests of amenity, ecology and sustainable development

6. Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the satisfactory maintenance, completion and any reinstatement of services/infrastructure currently in the charge of Dublin City Council, and to secure the satisfactory completion of services until taking in charge by a Management Company or by the Local Authority of roads, footpaths, open spaces , street lighting, sewers and drains to the standard required by Dublin City Council. The form and amount of the security shall be as agreed between the Planning Authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof. In the event that land to be used as open space is taken in charge, the title of any such land must be transferred to Dublin City Council at the time of taking in charge.

**Reason:** To achieve a satisfactory completion of the development.

7. S.48 Unspecified
8. S.49 Unspecified in respect of the LUAS Cross City Scheme