



An
Coimisiún
Pleanála

Direction
CD-020927-25
ACP-322984-25

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

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:

MaryRose McGovern

Date: 10/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Table 13.1.9 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the overall modest size and scale of the proposed development and its location in close proximity to an existing bus stop, and having regard to the existing mature landscaping along the southern side of Brehon Field Road, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable, would not impact negatively on the visual amenity of the streetscape of Brehon Field Road or on the Kingston estate, and would accord with the national and local objectives as they relate to transport infrastructure. The proposed development would, 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, 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. The subject development shall be kept free of advertising signage, or any other signage unrelated to the function of the subject structure as a WC/welfare facility for public transport staff.

Reason: In the interest of visual amenity.

3. The subject development shall not obstruct the public footpath, and the proposed access door shall be inward opening.

Reason: In the interest of maintaining unimpeded movement along the adjoining footpath.

4. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Prior to commencement of development, the Applicant shall submit for the agreement of the Planning Authority, a construction management plan for the proposed development, which shall include a traffic management plan. The plan shall include measures to mitigate potential impacts to the surrounding road network, to prevent any mud, dirt, debris or building material being carried

onto or placed on the public road or adjoining properties from the site construction works, and shall include arrangements for the repair, at the Applicant's cost, of any damage to the public road arising from carrying out the works.

Reason: In the interest of pedestrian, cyclist, and vehicular safety, and in the interest of orderly development.

6. Prior to commencement of development, the Applicant shall provide detailed landscape plans for the agreement of the Planning Authority and, once agreed, those plans shall be implemented in full within the first planting season following completion of the development (completion of construction works on site) and prior to occupation or use of the facility.
 - a) All hard and soft landscape works shall be completed in full in accordance with the approved Landscape Plan.
 - b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre- planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
 - c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
 - d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Reason: To ensure satisfactory landscape treatment of the site and to enhance the character and appearance of the site.