

An
Coimisiún
Pleanála

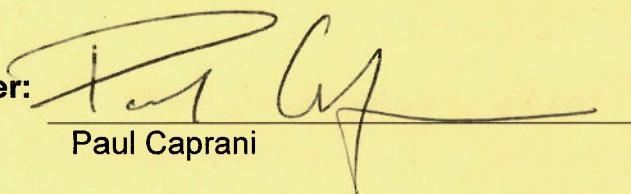
Direction
CD-021759-26
ACP-323764-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15/01/2026.

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:


Paul Caprani

Date: 19/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

In coming to its decision, the Commission has had regard to the following:

- (a) the nature, scale, and extent of the proposed development and the pattern of existing development in the area,
- (b) the provisions of the Project Ireland 2040 National Planning Framework First Revision (2025),
- (c) the provisions of Delivering Homes, Building Communities (2025)
- (d) the provisions of the Climate Action Plan (2025),

- (e) the provisions of the National Biodiversity Action Plan 2023-2030, which have been considered,
- (f) the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011),
- (g) the provisions of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024),
- (h) the provisions of the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025),
- (i) the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities (2018),
- (j) the provisions of the Quality Housing for Sustainable Communities Best Practice Guidelines (2007),
- (k) the provisions of the Childcare Facilities Guidelines for Planning Authorities (2001),
- (l) the provisions of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031,
- (m) the provisions of the Dublin City Development Plan 2022-2028 including the primary 'Zone Z12 Institutional Land (Future Development Potential)', and limited 'Zone Z1 Sustainable Residential Neighbourhoods' and 'Zone Z9 Amenity/Open Space Lands/Green Network' zonings for the site,
- (n) the documentation submitted with the planning application, including the Environmental Impact Assessment Report, the Appropriate Assessment Screening Report, the various other documents and reports submitted and the third-party grounds of appeal,
- (o) the submissions and observations received on file including from the planning authority, prescribed bodies, and first and third parties,
- (p) the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects on European sites,
- (q) the planning history in the vicinity of the site, and,

- (r) the report of the Senior Planning Inspector.

Appropriate Assessment Screening

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European sites, taking into account the nature and scale of the proposed development on serviced lands, the nature of the receiving environment which comprises a brownfield site within the built-up urban area, the distances to the nearest European sites, the hydrological pathway considerations, the submissions on file, the information submitted as part of the applicant's Appropriate Assessment Screening Report, and the Inspector's report.

In completing the screening exercise, the Commission agreed with, and adopted, the report of the Inspector and considered that, by itself or in combination with other development, and plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment

The Commission completed an Environmental Impact Assessment of the proposed development taking account of:

- (a) the nature, scale, location, and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and associated documentation submitted in support of the application,
- (c) the submissions received from the applicant, planning authority, prescribed bodies, and observers in the course of the application, and,
- (d) the Senior Planning Inspector's report.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant, adequately identifies and describes the direct, indirect, secondary, and cumulative effects of the proposed development on the environment. The Commission agreed with the examination, set

out in the Inspector's report, of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the applicant and submissions made in the course of the application.

Reasoned Conclusion on the Significant Effects

The Commission considered that the main significant direct and indirect effects of the proposed development on the environment, after mitigation, are as follows:

- Positive, local to regional, indirect, slight to significant, short-term socio-economic effects during the construction phase as a result of the additional demand for local services, construction materials, and supporting services.
- Moderate to significant positive effects on population, due to the substantive increase in the housing stock with supporting amenities and facilities.
- Negative residual noise and vibration impacts would be up to significant in significance during the demolition and construction phases depending on proximity of the works to the site boundary.
- Positive, significant, local effect on the architectural heritage of the site as a result of the demolition of later inappropriate extensions, internal modifications, retention and restoration of features, and proposed landscaping, which would enhance architectural quality, fabric and artistic character, restore historic architectural character, accommodate community/cultural uses, reinstate previous uses, and respect the historic character of the site.
- Significant, negative, short-term effects on the landscape and visual character of the site during the construction phase and moderate-significant, negative, short-term impacts on visual amenity during the construction phase to properties in the area.
- In the longer term the landscape and visual impact of the proposed development within the site grounds would be significant and neutral/positive.

The Commission completed an Environmental Impact Assessment in relation to the proposed development and concluded that, subject to the implementation of the

mitigation measures proposed, as set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Commission adopted the report and conclusions of the Inspector. Overall the Commission is satisfied that the proposed development would not have any unacceptable effects on the environment.

Conclusions on Proper Planning and Sustainable Development

The Commission considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the zoning and other relevant development objectives of the Dublin City Development Plan 2022-2028, would make efficient use of an appropriately zoned site within the built-up urban area on the north side of Dublin city and would contribute to compact growth, would positively contribute to an increase in housing stock and physical and social infrastructure in the area, would facilitate the re-use and continued occupation of protected structures and appropriately protect the settings of same, would be acceptable in terms of urban design, layout and building height, and would provide an acceptable form of residential amenity for future occupants. The proposed development would not seriously injure the residential or visual amenities of the area. 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 mitigation measures contained in the submitted Environmental Impact Assessment Report (EIAR), shall be implemented.

Reason: To protect the environment.

3. In advance of commencement the developer shall submit to the planning authority a complete schedule of all mitigation measures. This shall identify who is responsible for the implementation of these measures and a timescale for implementation. The schedule of mitigation measures shall include the following additional requirements for agreement with the planning authority.

- (a) Archaeological monitoring of all topsoil stripping associated with the proposed development is not required. However, if during the course of site works, any archaeological material is discovered, the City Archaeologist shall be notified immediately.

Reason: In the interest of the preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

4. The period during which the development hereby permitted may be carried out shall be ten years from the date of this Order.

Reason: Having regard to the nature of the development, the Commission considers it appropriate to specify a period of validity of this permission in excess of five years.

5. (a) The development shall be carried out in accordance with the phasing plan submitted as appendix C to the Construction Environmental Management Plan, unless otherwise agreed in writing with the planning authority.
- (b) The provision of the community, arts, and cultural spaces within the Chapel and Assembly Hall shall be carried out within the first phase of development and they shall be fully fitted out and suitable for immediate operation prior to the first occupation of the development unless otherwise agreed in writing with the planning authority.
- (c) The creche and retail unit shall be fully fitted out and suitable for immediate occupation and operation prior to first occupation of any residential unit in that phase of development.
- (d) Detail of the specific use of the permitted retail unit shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the unit.
- (e) Detail of all creche, retail unit, and communal unit signage shall be submitted to, and agreed in writing with, the planning authority prior to the operation of the units.

Reason: In the interests of clarity, the orderly development of the site, and visual and residential amenities.

6. Prior to the commencement of development, the developer shall submit detail of the following for the written approval of the planning authority:
- (a) The junction of the proposed vehicular entrance to the site and Clonliffe Road.

- (b) The left-in left-out junction of the vehicular entrance to the site and Drumcondra Road Lower.
- (c) All work to be carried out on land under the control of the planning authority.

Reason: In the interests of clarity, traffic safety, and the proper planning and sustainable development of the area.

- 7. Prior to commencement of development and in consultation with the Dublin City Arts Office, the developer shall provide details, for the written agreement of the planning authority, indicating the proposed use and future management of the culture/arts/community space. Details regarding intended hours of operation and a schedule for opening the space as part of the overall development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All works to ensure the space is operational shall be undertaken at the developer's own expense.

Reason: In the interests of residential amenity and the proper planning and sustainable development of the area.

- 8. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

- 9. Proposals for an estate name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs,

and apartment numbers, shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.

10. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees to be retained. Such lighting shall be provided prior to the making available for occupation of any residential unit in that phase.

Reason: In the interest of amenity and public safety.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

12. The internal road network, including all footpaths and cycle paths, serving the proposed development, including turning bays, junctions, parking areas, kerbs, and signage shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets. Footpaths shall be dishd at road junctions in accordance with the requirements of the planning authority. In default of agreement, the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interests of amenity and of traffic and pedestrian safety.

13. (a) The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on 9th day of July, 2025. The specific measures detailed in section 5 of the MMP to achieve the objectives and modal split targets for the development shall be implemented in full upon first occupation of the development. The developer shall undertake monitoring exercises in accordance with section 6 of the MMP and shall submit the results to the planning authority for consideration and placement on the public file.
- (b) Bicycle hire spaces shall be reserved solely for such use. Prior to first occupation the developer shall submit detail of the intended operator for the approval of the planning authority. All requirements to facilitate the spaces shall be at the developer's/operator's expense.
- (c) Prior to first occupation detail of the two mobility hubs shall be submitted for the written approval of the planning authority.
- (d) A minimum of 13 number car share spaces shall be provided on site. Details in this regard shall be submitted for the written approval of the planning authority prior to first occupation of the development.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

14. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health and surface water management.

15. Prior to the commencement of development the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

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

16. (a) A conservation expert with appropriate expertise shall be employed to design, manage, monitor, and implement the works to the protected/historic structures to be retained and to ensure adequate protection of the retained and historic fabric during the works. All permitted works shall be designed to cause minimum interference to the retained historic structures and facades and/or fabric and neighbouring structures.
- (b) All works to the protected structures and retained historic structures shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of historic fabric. Items removed for repair shall be recorded prior to removal, catalogued, and numbered to allow for authentic reinstatement.
- (c) In advance of works commencing the developer shall submit two copies of survey drawings, photographs, and building reports of all historic structures to the Irish Architectural Archive.
- (d) In advance of works commencing the applicant shall confirm with the planning authority if any surviving historic elements are concealed behind later linings and if any hitherto unknown historic fabric is found elsewhere on site. The presence of additional historic fabric may inform an overall strategy for a design proposal that would enhance the character of the

protected/historic structures.

- (e) The developer shall engage with the planning authority on a basis to be agreed in writing prior to the commencement of development in relation to potential impacts on architectural heritage arising from the project implementation and operation.
- (f) The written authorisation of the planning authority shall be obtained for any deviation from the methodology, materials, and process described in the submitted documentation.

Reason: In the interest of the protection of architectural heritage.

- 17. (a) Conservation repairs to maintain the continued good condition of the interiors, external envelope, roofs and rainwater goods of the protected structures shall be programmed as early as possible in the proposed development and critical services shall be maintained to protect the building fabric from damage.
- (b) All sound salvageable materials from the demolition of the New Library and New Wing shall be carefully dismantled and removed for reuse in accordance with appendix XIV of the Final Architectural Heritage Impact Assessment.
- (d) The following shall be submitted for the written approval of the planning authority in advance of the execution of the works:

- (i) In relation to Conservation Repair Methodology and Specifications: detailed specifications, methodologies, and repair schedules for works to the historic fabric for cleaning, consolidation, and repointing, repairs to historic fabric including plaster ceilings, cornices, walls, timber and tiled floors, mosaic, timber and metal sash/casement/multi-paned/other windows and doors, joinery, external plaster and stonework, brickwork, roof coverings and underlying structures, stone steps, columns, ironwork, specialist cleaning, pointing, and collaboration and coordination and advising on the optimum approach to new mechanical and electrical services, lighting, heating, data, fire prevention and fire alarm etc. for the following:

Works to the Protected Structures to accommodate new apartments; demolition, removal and salvage of existing fabric where indicated; works to conserve making good of historic fabric where previous extensions and interventions are executed; works to conserve and restore the external envelope and interior fabric of the Seminary Building (and adaptive reuse), Holy Cross Chapel, Assembly Hall, Ambulatory; widening of the existing gateway from Drumcondra Road Lower and consolidation and repairs of historic boundary walls; salvage and relocation/reinstatement of oak wall panelling and leaded windows from the oratory in the New Wing to the Assembly Hall; repairs to windows including slimline double glazing where appropriate; salvage of sound materials and fabric from the demolition of the New Wing and Library Wing, and alterations to the interior of the former Seminary and South Link Building to accommodate new residential use.

- (ii) For the Seminary Building, annotated plan drawings at 1:100 scale with a number of typical plan layouts drawn at 1:50, a number of key section drawings at 1:50 and junction details at 1:10 to respond to the following:

- (a) Enrichment of the presentation of the new interiors including good quality materials.
 - (b) Detailed window schedule that includes all proposed repairs/upgrading.
 - (c) Detailed door schedule with descriptions of all new doors/lobby doors either side of the main central staircase. The doors in this location shall be designed to a high standard and shall complement the architectural character of the Protected Structure – door-swings shall be corrected to be consistent on all levels
 - (d) Updated plans to include all proposed structural elements along the circulation corridor.
 - (e) Revised apartment layouts to ensure that entrance lobbies to the apartments are carefully considered to avoid awkward stepped walls and pinch points.
 - (f) Revised drawings that relocate new partitions to avoid clashes with existing window openings on the principal elevation including the tripartite windows to the advanced bay above the main entrance.
 - (g) Clarifying the access to the proposed location for bin storage serving the new apartments within the former Seminary Building.
- (iii) For Holy Cross Chapel, detailed 1:50 plans, sections, and elevations, and a conservation-led detailed specification and methodology, and schedule of conservation repairs for the interior proposals to the Chapel, and all proposed conservation repairs, services upgrades, and other interventions to facilitate community / cultural use, in advance of their execution. All historic fabric/remaining artefacts/fixtures and fittings shall be retained in situ as far as practically possible and presented within the new proposal.
- (iv) For the ground floor of the South Link Building, amended layouts shall be submitted as follows:

- (a) New wall construction for the stair hall adjacent to the Chapel Entrance so that it would align within the stairhall (without a step) and within the new ground floor apartment.
 - (b) Consider the treatment of the shower/wc and store as lower elements within the overall volume.
 - (c) Adjust the width of the circulation corridor/shower room to avoid a step in the wall within the circulation corridor.
 - (d) Confirm whether the smoke vent within the stairhall serving the Seminary building can be accessed from the stairhall.
 - (e) Consider the placement of the services cupboard within the circulation corridor serving the former Seminary apartments in a more sympathetic manner.
 - (f) Confirm all conservation repairs to historic fabric including plaster ceilings and cornices, and new finishes to the interior.
 - (g) Indicate where the pulpit stored within the circulation stair hall to the rear of the South Link will be relocated.
- (v) For the first floor of the South Link Building, amended layouts shall be submitted as follows:
- (a) Demonstrate through the submission of 1:5 detail that the proposed shower room partition (adjacent to the former Seminary stair enclosure) avoids any adverse impact on the existing window linings.
 - (b) Reconsider the width of the circulation corridor and the dimensions of the adjoining shower/wc to avoid a step in the partition to the circulation corridor, whilst retaining a reasonable bedroom size.
 - (c) Ensure that former historic openings are detailed in such a way to ensure their legibility as former openings.
 - (d) Confirm the new location of the secondary organ through the submission of 1:50 plan, section, and elevations drawings.

- (vi) For the Assembly Hall the following shall be submitted:
- (a) Confirmation of proposed works to and usage of the basement area.
 - (b) Detailed schedules of repair accompanied by marked-up drawings as necessary, cross-referenced to photographs where required, to indicate areas where conservation repairs and other interventions are proposed.
 - (c) Confirm the condition of existing Bangor Blue slates and indicate where repairs/replacements are required to natural slates, gutters, and cast-iron rainwater goods (to match original historic materials on a like-for-like basis).
 - (d) Detailed schedule of extant metal and timber windows of interest and repairable condition and door schedule. Indicate proposed works to internal and external finishes. Confirm internal and external lighting and the proposed new heating system.
 - (e) Details of upgrades required to facilitate universal access, accessible wcs, and replacement of sanitary ware and finishes
 - (f) 1:20 details of proposed alterations to door openings to accommodate the relocation of doors and oak panelling from the Oratory in the New Wing, and of the existing coloured glass from Oratory Level 00, that will be removed and set in metal frames moulded to the interior of the future Event Space, accompanied by close-up record photographs and a detailed method statement.
 - (g) Indicate on marked-up drawings the quantum of panelling that will be reused and indicate how any excess timber panelling will be reused within the new development in an appropriate manner or whether new panelling is required and include a small discreet information plaque that explains the provenance of the new timber panelling and its origin.

(vii) For the Ambulatory, a good-quality photograph of each mosaic niche, each of which shall have an individual reference number, and a marked-up 1:20 drawing of each mosaic niche identifying proposed conservation repairs with specification for proposed repairs, accompanied by a 1:100 elevation drawing of the Ambulatory identifying defects in the render and indicating proposed conservation repairs, lighting, and other interventions and associated conservation methodologies and specifications.

(viii) In relation to landscaping the following shall be submitted:

- (a) Provide additional planting to soften the severe appearance of the typical hedge and railing boundary treatment indicated in locations like CGI 01.
- (b) Submit refined details of proposed pergola and truncate the pergola so that it does not enter the setting of the former Seminary Building.
- (c) New semi-mature/mature trees shall be augmented where possible to maintain a sylvan environment around the large new residential blocks.
- (d) The introduction of additional planting adjacent to the Drumcondra Road Lower entrance.
- (e) Additional screening along the boundary with the Archbishop's House.

(ix) For the Drumcondra Road Lower boundary:

- (a) All effort shall be made to minimise the extent of fabric removal. A detailed conservation-led specification and methodology for the proposed removal of the historic stone, and repairs to the stone wall at this location and along the entirety of its length, shall be submitted along with detailed drawings and specification and methodology of the proposed gate piers and associated new work. For all repairs the developer shall consider the historic stone coursing, sizes of stone as well as

mortar composition and colour. All new repair elements shall match the historic walls.

- (b) Existing original features in the vicinity shall be protected during the works.
- (c) Repair of original fabric shall be scheduled and carried out by experienced conservators.

Reason: In the interest of the protection of architectural heritage.

18. The landscaping scheme shown on Drawing Number L4-100, as submitted to the planning authority on the 9th day of July, 2025, shall be carried out within the first planting season following substantial completion of external construction works in that phase, or as otherwise agreed in writing with the planning authority.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of residential and visual amenity.

19. (a) Prior to commencement of development, all trees and groups of trees which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum radius of two metres from the trunk of the tree and shall be maintained until the development has been completed.
- (b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried

out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: In the interest of visual amenity and to protect trees and planting during the construction period.

20. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse.
 - (b) Location of areas for construction site offices and staff facilities.
 - (c) Details of site security fencing and hoardings.
 - (d) Details of on-site car parking facilities for site workers during the course of construction.
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
 - (f) Measures to obviate queuing of construction traffic on the adjoining road network.
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
 - (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.

- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.
- (n) The appointment and responsibilities of a community liaison officer for the duration of the construction period.

Reason: In the interests of amenities, public health and safety and environmental protection

21. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

22. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The CEMP shall include, but not be limited to, construction phase controls for dust, noise and vibration, waste management,

protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection.

23. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP), as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interests of proper planning and sustainable development.

24. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

25. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

26. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and sections 96(2) and 96(3) (b) (Part V) of the Planning and Development Act, 2000 (as amended), unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

27. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or such other security as may be accepted in writing by the planning authority, to secure the protection of the trees on site and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree or trees on the site or the replacement of any such trees

which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development with others of similar size and species. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

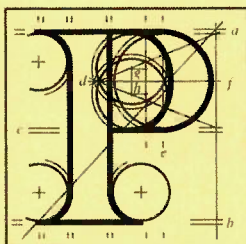
Reason: To secure the protection of trees on the site.

28. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

29. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



An
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Direction
CD-021759-26
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The submissions on this file and the Inspector's report were considered at a meeting held on 15/01/2026.

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:

Date: 19/01/2026

Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

In coming to its decision, the Commission has had regard to the following:

- (a) the nature, scale, and extent of the proposed development and the pattern of existing development in the area,
- (b) the provisions of the Project Ireland 2040 National Planning Framework First Revision (2025),
- (c) the provisions of Delivering Homes, Building Communities (2025)
- (d) the provisions of the Climate Action Plan (2025),

- (e) the provisions of the National Biodiversity Action Plan 2023-2030, which have been considered,
- (f) the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011),
- (g) the provisions of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024),
- (h) the provisions of the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025),
- (i) the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities (2018),
- (j) the provisions of the Quality Housing for Sustainable Communities Best Practice Guidelines (2007),
- (k) the provisions of the Childcare Facilities Guidelines for Planning Authorities (2001),
- (l) the provisions of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031,
- (m) the provisions of the Dublin City Development Plan 2022-2028 including the primary 'Zone Z12 Institutional Land (Future Development Potential)', and limited 'Zone Z1 Sustainable Residential Neighbourhoods' and 'Zone Z9 Amenity/Open Space Lands/Green Network' zonings for the site,
- (n) the documentation submitted with the planning application, including the Environmental Impact Assessment Report, the Appropriate Assessment Screening Report, the various other documents and reports submitted and the third-party grounds of appeal,
- (o) the submissions and observations received on file including from the planning authority, prescribed bodies, and first and third parties,
- (p) the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects on European sites,
- (q) the planning history in the vicinity of the site, and,

- (r) the report of the Senior Planning Inspector.

Appropriate Assessment Screening

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European sites, taking into account the nature and scale of the proposed development on serviced lands, the nature of the receiving environment which comprises a brownfield site within the built-up urban area, the distances to the nearest European sites, the hydrological pathway considerations, the submissions on file, the information submitted as part of the applicant's Appropriate Assessment Screening Report, and the Inspector's report.

In completing the screening exercise, the Commission agreed with, and adopted, the report of the Inspector and considered that, by itself or in combination with other development, and plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment

The Commission completed an Environmental Impact Assessment of the proposed development taking account of:

- (a) the nature, scale, location, and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and associated documentation submitted in support of the application,
- (c) the submissions received from the applicant, planning authority, prescribed bodies, and observers in the course of the application, and,
- (d) the Senior Planning Inspector's report.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant, adequately identifies and describes the direct, indirect, secondary, and cumulative effects of the proposed development on the environment. The Commission agreed with the examination, set

out in the Inspector's report, of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the applicant and submissions made in the course of the application.

Reasoned Conclusion on the Significant Effects

The Commission considered that the main significant direct and indirect effects of the proposed development on the environment, after mitigation, are as follows:

- Positive, local to regional, indirect, slight to significant, short-term socio-economic effects during the construction phase as a result of the additional demand for local services, construction materials, and supporting services.
- Moderate to significant positive effects on population, due to the substantive increase in the housing stock with supporting amenities and facilities.
- Negative residual noise and vibration impacts would be up to significant in significance during the demolition and construction phases depending on proximity of the works to the site boundary.
- Positive, significant, local effect on the architectural heritage of the site as a result of the demolition of later inappropriate extensions, internal modifications, retention and restoration of features, and proposed landscaping, which would enhance architectural quality, fabric and artistic character, restore historic architectural character, accommodate community/cultural uses, reinstate previous uses, and respect the historic character of the site.
- Significant, negative, short-term effects on the landscape and visual character of the site during the construction phase and moderate-significant, negative, short-term impacts on visual amenity during the construction phase to properties in the area.
- In the longer term the landscape and visual impact of the proposed development within the site grounds would be significant and neutral/positive.

The Commission completed an Environmental Impact Assessment in relation to the proposed development and concluded that, subject to the implementation of the

mitigation measures proposed, as set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Commission adopted the report and conclusions of the Inspector. Overall the Commission is satisfied that the proposed development would not have any unacceptable effects on the environment.

Conclusions on Proper Planning and Sustainable Development

The Commission considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the zoning and other relevant development objectives of the Dublin City Development Plan 2022-2028, would make efficient use of an appropriately zoned site within the built-up urban area on the north side of Dublin city and would contribute to compact growth, would positively contribute to an increase in housing stock and physical and social infrastructure in the area, would facilitate the re-use and continued occupation of protected structures and appropriately protect the settings of same, would be acceptable in terms of urban design, layout and building height, and would provide an acceptable form of residential amenity for future occupants. The proposed development would not seriously injure the residential or visual amenities of the area. 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 mitigation measures contained in the submitted Environmental Impact Assessment Report (EIAR), shall be implemented.

Reason: To protect the environment.

3. In advance of commencement the developer shall submit to the planning authority a complete schedule of all mitigation measures. This shall identify who is responsible for the implementation of these measures and a timescale for implementation. The schedule of mitigation measures shall include the following additional requirements for agreement with the planning authority.

- (a) Archaeological monitoring of all topsoil stripping associated with the proposed development is not required. However, if during the course of site works, any archaeological material is discovered, the City Archaeologist shall be notified immediately.

Reason: In the interest of the preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

4. The period during which the development hereby permitted may be carried out shall be ten years from the date of this Order.

Reason: Having regard to the nature of the development, the Commission considers it appropriate to specify a period of validity of this permission in excess of five years.

5. (a) The development shall be carried out in accordance with the phasing plan submitted as appendix C to the Construction Environmental Management Plan, unless otherwise agreed in writing with the planning authority.
- (b) The provision of the community, arts, and cultural spaces within the Chapel and Assembly Hall shall be carried out within the first phase of development and they shall be fully fitted out and suitable for immediate operation prior to the first occupation of the development unless otherwise agreed in writing with the planning authority.
- (c) The creche and retail unit shall be fully fitted out and suitable for immediate occupation and operation prior to first occupation of any residential unit in that phase of development.
- (d) Detail of the specific use of the permitted retail unit shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the unit.
- (e) Detail of all creche, retail unit, and communal unit signage shall be submitted to, and agreed in writing with, the planning authority prior to the operation of the units.

Reason: In the interests of clarity, the orderly development of the site, and visual and residential amenities.

6. Prior to the commencement of development, the developer shall submit detail of the following for the written approval of the planning authority:
- (a) The junction of the proposed vehicular entrance to the site and Clonliffe Road.

(b) The left-in left-out junction of the vehicular entrance to the site and Drumcondra Road Lower.

(c) All work to be carried out on land under the control of the planning authority.

Reason: In the interests of clarity, traffic safety, and the proper planning and sustainable development of the area.

7. Prior to commencement of development and in consultation with the Dublin City Arts Office, the developer shall provide details, for the written agreement of the planning authority, indicating the proposed use and future management of the culture/arts/community space. Details regarding intended hours of operation and a schedule for opening the space as part of the overall development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All works to ensure the space is operational shall be undertaken at the developer's own expense.

Reason: In the interests of residential amenity and the proper planning and sustainable development of the area.

8. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

9. Proposals for an estate name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs,

and apartment numbers, shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.

10. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees to be retained. Such lighting shall be provided prior to the making available for occupation of any residential unit in that phase.

Reason: In the interest of amenity and public safety.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

12. The internal road network, including all footpaths and cycle paths, serving the proposed development, including turning bays, junctions, parking areas, kerbs, and signage shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets. Footpaths shall be dishd at road junctions in accordance with the requirements of the planning authority. In default of agreement, the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interests of amenity and of traffic and pedestrian safety.

13. (a) The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on 9th day of July, 2025. The specific measures detailed in section 5 of the MMP to achieve the objectives and modal split targets for the development shall be implemented in full upon first occupation of the development. The developer shall undertake monitoring exercises in accordance with section 6 of the MMP and shall submit the results to the planning authority for consideration and placement on the public file.
- (b) Bicycle hire spaces shall be reserved solely for such use. Prior to first occupation the developer shall submit detail of the intended operator for the approval of the planning authority. All requirements to facilitate the spaces shall be at the developer's/operator's expense.
- (c) Prior to first occupation detail of the two mobility hubs shall be submitted for the written approval of the planning authority.
- (d) A minimum of 13 number car share spaces shall be provided on site. Details in this regard shall be submitted for the written approval of the planning authority prior to first occupation of the development.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

14. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health and surface water management.

15. Prior to the commencement of development the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

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

16. (a) A conservation expert with appropriate expertise shall be employed to design, manage, monitor, and implement the works to the protected/historic structures to be retained and to ensure adequate protection of the retained and historic fabric during the works. All permitted works shall be designed to cause minimum interference to the retained historic structures and facades and/or fabric and neighbouring structures.
- (b) All works to the protected structures and retained historic structures shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of historic fabric. Items removed for repair shall be recorded prior to removal, catalogued, and numbered to allow for authentic reinstatement.
- (c) In advance of works commencing the developer shall submit two copies of survey drawings, photographs, and building reports of all historic structures to the Irish Architectural Archive.
- (d) In advance of works commencing the applicant shall confirm with the planning authority if any surviving historic elements are concealed behind later linings and if any hitherto unknown historic fabric is found elsewhere on site. The presence of additional historic fabric may inform an overall strategy for a design proposal that would enhance the character of the

protected/historic structures.

- (e) The developer shall engage with the planning authority on a basis to be agreed in writing prior to the commencement of development in relation to potential impacts on architectural heritage arising from the project implementation and operation.
- (f) The written authorisation of the planning authority shall be obtained for any deviation from the methodology, materials, and process described in the submitted documentation.

Reason: In the interest of the protection of architectural heritage.

- 17. (a) Conservation repairs to maintain the continued good condition of the interiors, external envelope, roofs and rainwater goods of the protected structures shall be programmed as early as possible in the proposed development and critical services shall be maintained to protect the building fabric from damage.
- (b) All sound salvageable materials from the demolition of the New Library and New Wing shall be carefully dismantled and removed for reuse in accordance with appendix XIV of the Final Architectural Heritage Impact Assessment.
- (d) The following shall be submitted for the written approval of the planning authority in advance of the execution of the works:

- (i) In relation to Conservation Repair Methodology and Specifications: detailed specifications, methodologies, and repair schedules for works to the historic fabric for cleaning, consolidation, and repointing, repairs to historic fabric including plaster ceilings, cornices, walls, timber and tiled floors, mosaic, timber and metal sash/casement/multi-paned/other windows and doors, joinery, external plaster and stonework, brickwork, roof coverings and underlying structures, stone steps, columns, ironwork, specialist cleaning, pointing, and collaboration and coordination and advising on the optimum approach to new mechanical and electrical services, lighting, heating, data, fire prevention and fire alarm etc. for the following:
- Works to the Protected Structures to accommodate new apartments; demolition, removal and salvage of existing fabric where indicated; works to conserve making good of historic fabric where previous extensions and interventions are executed; works to conserve and restore the external envelope and interior fabric of the Seminary Building (and adaptive reuse), Holy Cross Chapel, Assembly Hall, Ambulatory; widening of the existing gateway from Drumcondra Road Lower and consolidation and repairs of historic boundary walls; salvage and relocation/reinstatement of oak wall panelling and leaded windows from the oratory in the New Wing to the Assembly Hall; repairs to windows including slimline double glazing where appropriate; salvage of sound materials and fabric from the demolition of the New Wing and Library Wing, and alterations to the interior of the former Seminary and South Link Building to accommodate new residential use.
- (ii) For the Seminary Building, annotated plan drawings at 1:100 scale with a number of typical plan layouts drawn at 1:50, a number of key section drawings at 1:50 and junction details at 1:10 to respond to the following:

- (a) Enrichment of the presentation of the new interiors including good quality materials.
 - (b) Detailed window schedule that includes all proposed repairs/upgrading.
 - (c) Detailed door schedule with descriptions of all new doors/lobby doors either side of the main central staircase. The doors in this location shall be designed to a high standard and shall complement the architectural character of the Protected Structure – door-swings shall be corrected to be consistent on all levels
 - (d) Updated plans to include all proposed structural elements along the circulation corridor.
 - (e) Revised apartment layouts to ensure that entrance lobbies to the apartments are carefully considered to avoid awkward stepped walls and pinch points.
 - (f) Revised drawings that relocate new partitions to avoid clashes with existing window openings on the principal elevation including the tripartite windows to the advanced bay above the main entrance.
 - (g) Clarifying the access to the proposed location for bin storage serving the new apartments within the former Seminary Building.
- (iii) For Holy Cross Chapel, detailed 1:50 plans, sections, and elevations, and a conservation-led detailed specification and methodology, and schedule of conservation repairs for the interior proposals to the Chapel, and all proposed conservation repairs, services upgrades, and other interventions to facilitate community / cultural use, in advance of their execution. All historic fabric/remaining artefacts/fixtures and fittings shall be retained in situ as far as practically possible and presented within the new proposal.
- (iv) For the ground floor of the South Link Building, amended layouts shall be submitted as follows:

- (a) New wall construction for the stair hall adjacent to the Chapel Entrance so that it would align within the stairhall (without a step) and within the new ground floor apartment.
 - (b) Consider the treatment of the shower/wc and store as lower elements within the overall volume.
 - (c) Adjust the width of the circulation corridor/shower room to avoid a step in the wall within the circulation corridor.
 - (d) Confirm whether the smoke vent within the stairhall serving the Seminary building can be accessed from the stairhall.
 - (e) Consider the placement of the services cupboard within the circulation corridor serving the former Seminary apartments in a more sympathetic manner.
 - (f) Confirm all conservation repairs to historic fabric including plaster ceilings and cornices, and new finishes to the interior.
 - (g) Indicate where the pulpit stored within the circulation stair hall to the rear of the South Link will be relocated.
- (v) For the first floor of the South Link Building, amended layouts shall be submitted as follows:
- (a) Demonstrate through the submission of 1:5 detail that the proposed shower room partition (adjacent to the former Seminary stair enclosure) avoids any adverse impact on the existing window linings.
 - (b) Reconsider the width of the circulation corridor and the dimensions of the adjoining shower/wc to avoid a step in the partition to the circulation corridor, whilst retaining a reasonable bedroom size.
 - (c) Ensure that former historic openings are detailed in such a way to ensure their legibility as former openings.
 - (d) Confirm the new location of the secondary organ through the submission of 1:50 plan, section, and elevations drawings.

- (vi) For the Assembly Hall the following shall be submitted:
- (a) Confirmation of proposed works to and usage of the basement area.
 - (b) Detailed schedules of repair accompanied by marked-up drawings as necessary, cross-referenced to photographs where required, to indicate areas where conservation repairs and other interventions are proposed.
 - (c) Confirm the condition of existing Bangor Blue slates and indicate where repairs/replacements are required to natural slates, gutters, and cast-iron rainwater goods (to match original historic materials on a like-for-like basis).
 - (d) Detailed schedule of extant metal and timber windows of interest and repairable condition and door schedule. Indicate proposed works to internal and external finishes. Confirm internal and external lighting and the proposed new heating system.
 - (e) Details of upgrades required to facilitate universal access, accessible wcs, and replacement of sanitary ware and finishes
 - (f) 1:20 details of proposed alterations to door openings to accommodate the relocation of doors and oak panelling from the Oratory in the New Wing, and of the existing coloured glass from Oratory Level 00, that will be removed and set in metal frames mounded to the interior of the future Event Space, accompanied by close-up record photographs and a detailed method statement.
 - (g) Indicate on marked-up drawings the quantum of panelling that will be reused and indicate how any excess timber panelling will be reused within the new development in an appropriate manner or whether new panelling is required and include a small discreet information plaque that explains the provenance of the new timber panelling and its origin.

(vii) For the Ambulatory, a good-quality photograph of each mosaic niche, each of which shall have an individual reference number, and a marked-up 1:20 drawing of each mosaic niche identifying proposed conservation repairs with specification for proposed repairs, accompanied by a 1:100 elevation drawing of the Ambulatory identifying defects in the render and indicating proposed conservation repairs, lighting, and other interventions and associated conservation methodologies and specifications.

(viii) In relation to landscaping the following shall be submitted:

- (a) Provide additional planting to soften the severe appearance of the typical hedge and railing boundary treatment indicated in locations like CGI 01.
- (b) Submit refined details of proposed pergola and truncate the pergola so that it does not enter the setting of the former Seminary Building.
- (c) New semi-mature/mature trees shall be augmented where possible to maintain a sylvan environment around the large new residential blocks.
- (d) The introduction of additional planting adjacent to the Drumcondra Road Lower entrance.
- (e) Additional screening along the boundary with the Archbishop's House.

(ix) For the Drumcondra Road Lower boundary:

- (a) All effort shall be made to minimise the extent of fabric removal. A detailed conservation-led specification and methodology for the proposed removal of the historic stone, and repairs to the stone wall at this location and along the entirety of its length, shall be submitted along with detailed drawings and specification and methodology of the proposed gate piers and associated new work. For all repairs the developer shall consider the historic stone coursing, sizes of stone as well as

mortar composition and colour. All new repair elements shall match the historic walls.

- (b) Existing original features in the vicinity shall be protected during the works.
- (c) Repair of original fabric shall be scheduled and carried out by experienced conservators.

Reason: In the interest of the protection of architectural heritage.

18. The landscaping scheme shown on Drawing Number L4-100, as submitted to the planning authority on the 9th day of July, 2025, shall be carried out within the first planting season following substantial completion of external construction works in that phase, or as otherwise agreed in writing with the planning authority.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of residential and visual amenity.

19. (a) Prior to commencement of development, all trees and groups of trees which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum radius of two metres from the trunk of the tree and shall be maintained until the development has been completed.
- (b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried

out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: In the interest of visual amenity and to protect trees and planting during the construction period.

20. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse.
 - (b) Location of areas for construction site offices and staff facilities.
 - (c) Details of site security fencing and hoardings.
 - (d) Details of on-site car parking facilities for site workers during the course of construction.
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
 - (f) Measures to obviate queuing of construction traffic on the adjoining road network.
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
 - (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.

- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.
- (n) The appointment and responsibilities of a community liaison officer for the duration of the construction period.

Reason: In the interests of amenities, public health and safety and environmental protection

21. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

22. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The CEMP shall include, but not be limited to, construction phase controls for dust, noise and vibration, waste management,

protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection.

23. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP), as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interests of proper planning and sustainable development.

24. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

25. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

26. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and sections 96(2) and 96(3) (b) (Part V) of the Planning and Development Act, 2000 (as amended), unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

27. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or such other security as may be accepted in writing by the planning authority, to secure the protection of the trees on site and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree or trees on the site or the replacement of any such trees

which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development with others of similar size and species. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To secure the protection of trees on the site.

28. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

29. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.