



An
Coimisiún
Pleanála

Direction
CD-022164-26
ACP-324035-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07/05/2026.

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:


Liam McGree

Date: 12/05/26

DRAFT WORDING FOR ORDER

Reasons and Considerations

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

- (a) the location of the site within the established 'Dublin City and Suburbs' area on lands with the regeneration zoning objective 'REGEN' as per the South Dublin County Development Plan 2022-2028;
- (b) the nature, scale and design of the proposed development;
- (c) the pattern of existing and permitted development and the availability of adequate social and physical infrastructure in the area;

- (d) the provisions of 'Delivering Homes, Building Communities 2025-2030';
- (e) the provisions of the National Planning Framework First Revision, April 2025;
- (f) the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2018;
- (g) the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July 2023;
- (h) the provisions of Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in January 2024;
- (i) the provisions of the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in 2019;
- (j) the provisions of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031;
- (k) the provisions of the Greater Dublin Area Transport Strategy 2022-2042 prepared by the National Transport Authority;
- (l) the Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices), issued by the Office of Public Works and Department of Environment, Heritage and Local Government, 2009;
- (m) the Childcare Facilities Guidelines for Planning Authorities, issued by the Government of Ireland, 2001;
- (n) the Climate Action Plan 2024 and the Climate Action Plan 2025;
- (o) the National Biodiversity Plan 2023-2030;
- (p) the submissions and observations received;
- (q) the reports from the Planning Authority; and
- (r) the reports of the Planning Inspector.

Appropriate Assessment Stage 1

The Commission completed an Appropriate Assessment Screening exercise (Stage 1) in relation to the potential effects of the proposed development on European Sites, taking into account the nature, scale and location of the proposed development, the documents submitted with the planning application and appeal, the Inspector's report, and the submissions and observations on file. In completing the screening exercise, the Commission agreed with and adopted the report of the Inspector and concluded that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the South Dublin Bay Special Area of Conservation (site code: 000210), North Dublin Bay Special Area of Conservation (site code: 000206), North Bull Island Special Area of Conservation (site code: 004006), or the South Dublin Bay and River Tolka Estuary Special Area of Conservation (site code: 4024), or any other European Sites, in view of the conservation objectives of these 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 into account:

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

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant, adequately identifies and describes the direct, indirect, and cumulative effects of the proposed development on the environment. The Commission is satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU.

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.

Reasoned Conclusion on Significant Effects:

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

- Population and Human Health: Significant positive effects on population and human health associated with the provision of additional housing and supporting commercial, community and social facilities in accordance with prevailing planning policy, and
- Landscape: long-term positive townscape/visual effects as a result of the redevelopment of the site through landmark built form and associated open spaces which will contribute to the regeneration of the wider area.

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 in accordance with the zoning and other relevant development objectives of the South Dublin County Development Plan 2022-2028, would provide of an acceptable quantum of development at this location which would be served by an appropriate level of public transport, social and community infrastructure, would provide an acceptable form of residential amenity for future occupants, would not seriously injure the residential amenities or commercial viability of property in the vicinity, would not seriously injure the visual amenities of the area, subject to a condition reducing the height of Block C by 1 floor (five apartments at the eleventh floor) in the interest of visual integration, would be acceptable in terms of urban design, height and scale of development, would be

acceptable in terms of traffic safety and convenience, would not pose a risk of flooding or increase the risk of flooding to other lands, would not result in any unacceptable ecological or biodiversity impacts, and would be capable of being adequately served by wastewater, surface water, and water supply networks. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding to reduce the height of Block C by one floor (at level eleven) the Commission considered that the removal of these five apartments from an overall scheme of 588 residential units would significantly improve the visual impact of the proposed development as viewed from surrounding areas at a townscape level and would more closely align with the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2018, the South Dublin City Council City Edge Framework Plan 2022 and the following objectives of the South Dublin City Council Development Plan 2022-2028:

- Objective QDP 8 Objective 1 (i.e. To assess development proposals in accordance with the Building Height and Density Guide as set out in Appendix 10 of the Development Plan and associated planning guidelines)
- Objective QDP8 Objective 2 (i.e. To proactively consider increased building heights on lands zoned Regeneration)
- Objective QDP16 Objective 2 (i.e. To support the City Edge Strategic Framework and any future framework for 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 22nd day of October 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. The proposed development shall be amended by the omission of five apartments, as well as associated access and circulation space, at the eleventh-floor level of Block C, as shown on Drawing Number 052111 (Revision P02) submitted to the planning authority on the 22nd of October 2025. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity.

3. The mitigation measures contained in the submitted Environmental Impact Assessment Report (EIAR) shall be implemented.

Reason: To protect the environment.

4. The inward noise mitigation measures included in the further information submitted to the planning authority on the 22nd day of October 2025 shall be implemented.

Reason: In the interest of residential amenity.

5. The following shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of any relevant unit:
 - (a) details of the commercial units including professional activities/services, number of staff, hours of operation, and any requirement for grease traps,
 - (b) details of the opening hours (including sessions) and number of staff in the childcare facility, and
 - (c) details of all signage to be provided to commercial/non-residential units.

Reason: In the interest of clarity and orderly development.

6.
 - (a) The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development.
 - (b) Work on any subsequent phases shall not commence until such time as the written agreement of the planning authority is given to commence the next phase.
 - (c) No unit shall be occupied until all the services (drainage, water supply, energy supply, public lighting and roads) for each unit have been completed to the satisfaction of the planning authority.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed development.

7. 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.

8. Proposals for an estate/street name, house/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 house/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

9. 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 the requirements of the Environmental Impact Assessment Report mitigation measures. Such lighting shall be provided prior to the making available for occupation of any apartment unit.

Reason: In the interests of amenity, public safety, and nature conservation.

10. 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.

11. (a) The residential car parking facilities hereby permitted shall be reserved solely to serve the proposed residential units.
(b) The car parking facilities for the childcare and commercial units shall be reserved for these units and shall not be available to other users.
(c) Parking shall be managed in accordance with a management plan which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: To ensure that adequate residential and commercial parking facilities are permanently available to serve the proposed development.

- 12. (a)** The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs, 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 (DMURS), details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b)** Construction details of all roads items to be taken in charge shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (c)** The road design and interface with the Bus Connects Core Bus Corridor (CBC) Scheme shall be in accordance with the drawings and details submitted with the application and shall be co-ordinated with the National Transport Authority.

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

- 13.** A total of 1,269 number bicycle parking spaces (952 long term and 307 short term) shall be provided within the site. Details of the layout, marking demarcation and security provisions for these spaces shall be in accordance with the details submitted with the application, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

14. Prior to the opening/occupation of the development, a finalised Mobility Management Plan shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents, staff and users of the development. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

15. (a) Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

(b) Full details of surface water drainage proposals, including a management and maintenance plan, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

16. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) 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.

17. All plant, including extract ventilation systems, shall be sited in a manner so as not to cause nuisance at sensitive locations due to emissions. All mechanical plant and ventilation inlets and outlets shall be sound insulated and or fitted with sound attenuators to ensure that noise levels do not pose a nuisance at noise sensitive locations. Basement ventilation shall not be positioned adjacent to apartment terraces.

Reason: In the interest of residential amenity.

18. (a) The site shall be landscaped in accordance with the details submitted with the application, unless as otherwise stated by (b) or (c) below.

(b) A Green Space Factor calculation for the development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development.

(c) Details of accessible play spaces and equipment shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development.

Reason: In the interests of amenity and biodiversity.

19. The operation of cranes at the construction stage shall be coordinated with the Air Corps Air Traffic Services and the Irish Aviation Authority.

Reason: In the interest of aviation safety.

20. 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, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the 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.

21. 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 EPA'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 site offices at all times.

Reason: In the interest of sustainable waste management.

22. The construction of the development shall be managed in accordance with a Construction Environmental 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 with measures to reflect mitigation described in the submitted Environmental Impact Assessment Report for the application, in addition to the following:

- (a)** Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b)** Location of access points to the site for any construction related activity;
- (c)** Location of areas for construction site offices and staff facilities;
- (d)** Details of site security fencing and hoardings;
- (e)** Details of on-site car parking facilities for site workers during the course of construction;
- (f)** 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;
- (g)** Measures to obviate queuing of construction traffic on the adjoining road network;
- (h)** Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network and for the cleaning of the same;
- (i)** 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;
- (j)** Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k)** 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;

(l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;

(m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

(n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of residential amenities, public health and safety, and environmental protection.

23. (a) No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site and adjoining lands under the control of the applicant unless authorised by a further grant of planning permission.

(b) The windows to the proposed childcare and commercial units shall not be obscured by adhesive material or otherwise, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

24. (a) The communal open spaces, including hard and soft landscaping, car parking areas and access ways, communal refuse/bin storage, and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally-constituted management company.

(b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

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

25. 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 transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 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 of the area.

26. 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 and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public 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 or maintenance 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 and maintenance of the development until taken in charge.

27. 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.