



An
Coimisiún
Pleanála

Commission Direction
CD-000205
PL-500008-DS

The submissions on this file and the Inspector's report were considered at a meeting held on 03 March 2026.

The Commission decided to grant permission (2:1), for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

Mary Henchy

Date:

4th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Dublin City Development Plan 2022-2028, in particular provisions for access for mews development. The Commission considered the site specific facts relating to this case in particular, the position of the site on the mews lane in close proximity to Rathgar Avenue and local services, the fact that no car parking spaces are proposed, and the detail included in the

Access and Movement Strategy submitted with the application and decided that notwithstanding the limited width of the mews lane the applicant has demonstrated that this site can be adequately serviced and is therefore in accordance with Section 15.13.5.4.

Furthermore, the proposed development accords with the Z2 zoning of the site and the design of the proposed houses would not give rise to undue adverse impacts on the residential or visual amenity of adjoining property. The proposed development therefore accords with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered due to the site specific characteristics of this case including; the proximity of the site to the junction, proximity of services to the site, the availability of parking on adjoining roads, no car parking being proposed, the proposed cycle facilities and the access and movement strategy submitted by the applicant that the proposed development was acceptable and is in accordance with the Development Plan and therefore the Commission did not concur with the Inspectors recommendation to refuse permission.

Conditions

1. The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. The applicant shall submit for the written agreement of the planning authority details of the proposed surfacing materials for the area between the front building line and the mews lane and, any proposed boundary treatment.

Reason: In the interest of orderly development

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

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

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

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and

dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity

6. 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