



An
Coimisiún
Pleanála

Commission Direction
CD-000211
PL-500134-DR

The submissions on this file and the Inspector's report were considered at a meeting held on 04 March 2026.

The Commission decided (on a 2:1 vote) to grant permission generally in accordance with the Inspector's recommendation.

Planning Commissioner:

Marie O'Connor

Date:

4th day of March 2026

Reasons and Considerations

Having regard to the site's location on urban land, to the residential zoning objective under the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which applies to this site, to the scale, mass and form of the subject proposal, to the pattern of development in the area, and to Policy Objective PHP19 and development standard 12.3.7.7 of the Development Plan relating to Infill Development, it is considered that, subject to compliance with the conditions as set out below, the proposed development would constitute an acceptable

form of development, would retain the physical character of the area and would not seriously injure the visual or residential 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 as amended by the further plans and particulars received by the planning authority on the 7th day of September, 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. Prior to the commencement of development activity, protective fencing in accordance with best practice and in accordance with the submitted Arboricultural Report dated 28th April 2025 and accompanying drawings, shall be installed to protect all trees identified to be retained. The developer is required to retain the services of an Arboricultural Consultant throughout the life of the site development works to ensure the protection of all trees listed for retention and the minimise impact on wildlife. A completion certificate shall be signed off by the Arborist when all works are completed and in line with the submitted original landscape

awings. This certificate shall be submitted to the planning authority for written agreement upon the completion of the works.

Reason: In the interest of orderly development and visual amenity.

3. A Construction Management Plan (CMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CMP 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 [residential amenities, public health and safety and environmental protection.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann to provide for a service

connection(s) to the public water supply and/or wastewater collection network.

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

6. The 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.

7. 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 the site office at all times.

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

8. 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.