



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000235**  
**PL-500184-DS**

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The submissions on this file and the Inspector's report were considered at a meeting held on 09 March 2026.

The Commission decided to grant permission, not in accordance with the Inspectors recommendation for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

**Mick Long**

**Date:**

**9<sup>th</sup> day of March 2026**

### **DRAFT WORDING FOR ORDER**

#### Reasons and Considerations

Having regard to the location of the proposed dwellings within a residential zoning of Z1 Sustainable Residential Neighborhoods in the Dublin City Development Plan 2022-2028 within the wider Balfe Court complex permitted under An Coimisiún Pleanála Register Reference Number 307186 which provides for future

community amenity space and ancillary facilities, it is considered that the car for the proposed development adjacent to public transport would provide appropriate levels of residential amenity would comply with the Dublin City Development Plan 2022-2028 and would therefore comply 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 10/09/2025, 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 development shall comply with all applicable conditions of the parent permission (Reg. Ref. 4364/19, ABP307186-20) save where amended by this grant of permission

Reason: To clarify the scope of the permission.

3. Prior to commencement of development, the applicant shall enter into an agreement with the Planning Authority under Section 96 of the Planning & Development Act 2000 (as substituted by Section 3 of the Planning & Development Amendment Act 2002) in relation to the provision of social and affordable housing, in accordance with the Planning Authority's Housing Strategy

unless the applicant has applied for and been granted an Exemption Certificate under Section 97 of the Planning & Development Act 2000 (as amended).

Reason: To comply with the requirements of Part V of the Planning & Development Act 2000 (as amended).

4. Prior to commencement of development the developer shall submit full details of the treatment of the boundary to the front of the houses. This shall consist of a low wall or railing not exceeding 1.2m in height. Any wall shall be capped and shall have a finish of either brick or render/plaster, in each case matching the materials used on the façade of the house.

Reason: In the interests of visual amenity.

5. The naming and numbering of dwelling units shall be in accordance with a naming and numbering scheme submitted to, and agreed in writing, by the planning authority, prior to the occupation of the dwellings.

Reason: In the interest of orderly street numbering.

8. The following requirements of the planning authority shall be complied with:

a) A minimum of one cycle parking space shall be provided for each dwelling, in a location which is secure, sheltered and convenient to the dwelling. One additional visitor space shall also be provided within the overall development.

Reason: In the interests of orderly development and sustainable transportation.

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

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

10. 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).

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

11. Site development and building works shall be carried out between the hours of 0700-1900 Mondays to Fridays inclusive, between 0800-1400 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.

12. 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.

13 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was satisfied the proposed development on a constrained site zoned for residential development met the relevant accommodation standards, provided appropriate residential amenity for future occupants including access to the amenities of the parent development, was acceptable as a car free development in close proximity to public transport and did not pose a traffic and safety risk for future occupants subject to the completion of the Balfe Court Complex and the conditions of this permission.