

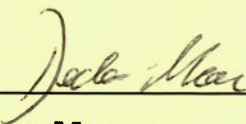
An
Coimisiún
Pleanála

Commission Direction
CD-001120
PL-500216-DF-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20 August 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:


Declan Moore

Date:

21st day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the LC - Local Centre zoning of the site, its proximity to local shopping, schools, public transport, sports and recreation facilities, a playground and open space, to the national Guidelines for the Development of New Emergency Accommodation 2022 (DoHLGH), and the following Policy Objectives contained within the Fingal County Development Plan 2023 – 2029;

SPQHP25 'Homeless Services', SPQHO23 'Emergency Accommodation', and SPQHO24 'Inclusive Emergency Accommodation' which support the provision of homeless accommodation throughout the County; and to DAO11 'Requirement for Noise Insulation', to the nature and scale of the proposed development and the characteristics of the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be in accordance with the provisions of the Fingal County Development Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not agree with the Planning Authority or the Inspector that 'Sheltered Accommodation' was the appropriate land use category to apply for the assessment of the proposed development.

Sheltered Accommodation services generally provide 'assisted independent living' where residents are supported to develop, maintain or regain activities of daily living skills, and receive food, laundry, recreation and limited social/health supports. In this respect the Age Friendly Housing focus of DMS039 of the Fingal County Development Plan 2023-2029 is considered appropriate.

However, a family hub does not provide 'assisted independent living', residents are responsible for their own activities of daily living and have access to facilities to prepare/manage their own food, laundry, social and recreational pursuits, although in this particular family hub access to an onsite General Medical Practitioner is provided.

The Commission was satisfied that 'Residential Institution' was a more suitable land use category for a Family Hub and that reference to the Guidelines for

Development of New Emergency Accommodation 2022, and not the Apartment Guidelines, to assist interpret/apply Development Plan considerations of institutional type residential uses (e.g. residential care homes, retirement homes, nursing homes) is appropriate, acknowledging that the Guidelines are not issued as Section 28 Guidelines and are not referenced in the Fingal County Development Plan 2023-2029.

Notwithstanding the above, the Inspector's assessment of the proposed development against DM039 (pp 23 – 29 of the report) finds substantial compliance between the listed requirements and what has been proposed. To the extent that minor discrepancies arise, specific regard to the Guidelines for Development of New Emergency Accommodation 2022 and/or the Conditions proposed in the Grant of Permission (following) address them.

Given the land use category 'Residential Institution', DMS039 does not specifically apply and therefore no Material Contravention arises.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and amended by further information received by the planning authority on the 15th day of September 2025, and the further information submitted to the Commission on the 5th day of November 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 commencement of development, the developer shall submit to the planning authority for their written agreement, drawings for living units (at 1:50 scale) detailing the layout variations (inclusive of beds, furniture and storage) required to accommodate the following;

- a. A single individual in a unit.
- b. Two family members (2 adults; or 1 adult plus one child) in a unit.
- c. Three family members (2 adults and one child; or 1 adult and 2 children) in a unit;
- d. And, by connecting living units, demonstrate how larger family units can be accommodated without exceeding the maximum occupancies for individual units as specified above.

Reason: In the interests of residential amenity for future occupants.

3. (a) The proposed development shall be used solely for its stated and permitted use, namely as a family hub to accommodate persons experiencing homelessness so to facilitate their transition to stable housing.

(b) The proposed development shall accommodate a maximum of 100 persons, unless agreed otherwise in writing with the planning authority.

(c) There shall be no access onto green roofs/flat roof elements, apart from that required for maintenance purposes.

(d) Unless otherwise agreed in writing with the planning authority, clients of the proposed medical suite shall be restricted to residents of the family hub and the hours of operation for the suite shall not exceed 0800 hrs to 1800hrs each day.

Reason: In the interests of clarity, the proper planning and sustainable development of the area and to ensure effective control is maintained.

4. Prior to the commencement of the development, the developer shall submit for the written agreement of the planning authority, an updated site operational management plan for the development including details for the management of individual and connected units within the accommodation limits set by Condition 2 (above), a complaints procedure (with contact details for the management of the facility) available to local residents. The development shall be operated in accordance with the agreed site operational management plan.

Reason: To ensure the satisfactory ongoing management and maintenance of the development, and to protect the residential amenities of the area.

5. Prior to the commencement of the development, the developer shall submit for the written agreement of the planning authority details for the:

(a) proposed noise insulation/mitigation measures, and

(b) proposed green roofs and SuDS measures.

(c) provision of 25 safe and secure bicycle parking spaces within the site. Provision should be made for a mix of bicycle types including cargo bicycles. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

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

Reason: In the interest of visual amenity.

7. Details of any external proposed signage, lighting and CCTV cameras shall be first submitted to the planning authority for written agreement. No advertisement or advertisement structure shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: in the interests of clarity, visual and residential amenity.

8. The developer shall comply with all requirements of the planning authority in relation to access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular:

- (a) Parking shall be reserved for staff/residents of the proposed development only, as per the details received by the Commission on 5 November 2025.
- b) A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the

compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interests of traffic safety and convenience.

9. Site development and building works shall be carried out only between the hours of 0700 to 1900, Mondays to Fridays 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.

10 (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) Prior to the commencement of development, the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit.

(c) Upon completion of the development a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

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

11. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) 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.

12. Boundary treatments shall be strengthened adjacent communal open space and play facilities, and the site shall be landscaped in accordance with a comprehensive scheme of landscaping, details for both of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The species, variety, number, size and locations of all proposed trees and shrubs shall be agreed in writing with the planning authority, prior to the commencement of any works on site. Any plant materials that die or are removed within three years of planting shall be replaced in the first planting season thereafter.

Reason: To ensure a satisfactory completion and maintenance of the development in the interests of residential amenity and in the interest of protecting the environment

13. 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.

14. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional plant, solar/PV panels, machinery or telecommunications structures shall be erected on the roof of the proposed development. No fans, louvres or ducts shall be installed unless authorised by a further grant of permission.

Reason: To protect the visual amenity of the area.

15. The construction of the development shall be managed in accordance with a Construction and 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, inter alia, for the identification, management and lawful safe disposal of asbestos or other contaminated materials, details and location of proposed construction compounds, details of intended construction practice for the development, including working, noise and dust management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

16. Demolition and Construction waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and

Demolition Projects, published by the Department of the Environment, Heritage and Local Government in July, 2006.

Reason: In the interest of sustainable waste management.

17. A plan containing details for the management of waste within the development once operational, 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 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.

18. 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.