



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000356**  
**PL-500436-DS-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 30 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order.

**Planning Commissioner:**

*Eamonn James Kelly*

**Eamonn James Kelly**

**Date:**

**31<sup>st</sup> day of March 2026**

### **Reasons and Considerations**

Having regard to the policies and objectives contained in the Dublin City Development Plan 2022-2028, the zoning of the site, the infill nature of the development, the design and layout of the proposed dwelling, the proposed access in close proximity to the junction with Donore Avenue, and to the servicing

arrangements, it is considered that the proposed development would not be injurious to the amenities of future occupants or neighbouring residential properties in the area, would be in keeping with the residential character of the area, would not of itself constitute a precedent for further development into the laneway due to the ability to draw on servicing to the front of number 207 South Circular Road, and would not would endanger public safety by reason of traffic hazard. The development would, therefore, accord with the provisions of the Dublin City Development Plan 2022-2028 and 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 An Coimisiún Pleanála on the 9<sup>th</sup> day of December 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. Servicing for the construction and operation, including for bin collection and deliveries, of the dwelling shall take place to the front of number 207 South Circular Road only. Details of arrangements to the front of number 207 South Circular Road shall be agreed prior to the commencement of development.

**Reason:** In the interest of clarity.

3. 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:** To prevent flooding and in the interests of sustainable drainage

4. All necessary measures should be taken by the developer and contractor to prevent the spillage or deposit of clay, rubble or other debris on the public road network, repair any damage to the public road arising from carrying out works and avoid conflict with between construction activities and pedestrian and vehicular movements on the surrounding public roads.

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

5. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority, a full Construction Management Plan, which shall be adhered to during construction. This plan shall provide updated vehicle tracking movements and parking and storage locations for each stage of construction in addition to details of intended construction practice for the development, including 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 ensure that the development is served by adequate water supply and/or wastewater facilities and shall enter into a connection agreement with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network prior to commencement of development.

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

7. Proposals for an estate/street name, house 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 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.

8. 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 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.

9. 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.