

The submissions on this file and the Inspector's report were considered at a meeting held on 21 April 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site within the built up serviced area and a transitional zonal area of Dalkey and to the Neighbourhood Centre zoning objective under the Dún Laoghaire -Rathdown County Development Plan 2022-2028 which applies to this site and which is supportive of tea room and café development, the small scale nature of the proposed development, the location within Dalkey Architectural Conservation Area, 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 not adversely impact on the visual or residential amenities of the area, would comply with the zoning objective and wider provisions of the statutory development plan. 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 on 18th 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. The period during which the development hereby permitted may be carried out shall be five years from the date of this Order.

Reason: Having regard to the nature of the development and to cater for orderly development of the area, the Commission considers it appropriate to specify a period of validity of this permission less than five years.

3. The coffee van shall operate only between the hours of 0800 and 1800, seven days a week. No operation shall occur outside these hours.

Reason: In the interests of residential amenity.

4. The outdoor seating area shall be used solely by customers of the coffee van and only for the consumption of items purchased from the coffee van. No external food or beverages, including from the Club Bar and restaurant premises on Coliemore road, shall be consumed within the seating area.

Reason: In the interest of residential amenity.

5. The site shall be closed and secured outside of operating hours. All waiting and associated areas shall be cleared of customers by 18:00 daily and the site shall be secured to prevent unauthorised access.

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

6. Prior to commencement of development, the developer shall submit details of all external finishes, materials, and colours of the coffee van, for the written agreement of the planning authority.

Reason: In the interest of the protection of architectural heritage and visual amenity.

7. All necessary measures shall be taken by the Applicant and Contractor to:

- Prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works.

- Repair any damage to the public road arising from carrying out the works.

- Avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

Reason: In the interest of orderly development.

8. 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.

9. All foul sewage and soiled water shall be discharged to the public foul sewer.

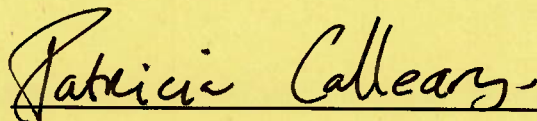
Reason: In the interest of public health.

10. (a) There shall be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

(b) Suitable and sufficient refuse facilities including recycling facilities and waste segregation must be provided for the storage of waste material. Such storage facilities must have adequate signage, drainage and lighting. Facilities must be pest proof and secure, the area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area.

Reason: To protect the amenities of property in the vicinity of the site.

Planning Commissioner:



Patricia Calleary

Date:

21st day of April 2026