



An
Coimisiún
Pleanála

Commission Direction
CD-000468
PL-500595-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 24 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.

Planning Commissioner:

Mary Gurrie

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Date: 27/04/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Z6 (Employment/ Enterprise) zoning objective of the site in the Dublin City Council Development Plan 2022-2028, and the scale and nature

of the change of use proposed, and the provisions of Section 15.14.6 of the Dublin City Development Plan, it is considered that subject to compliance with the conditions set out below, the proposed development would be an appropriate use at this location, would not seriously injure the residential or visual amenities of the area, would counter commercial unit vacancy, and would be acceptable in terms of pedestrian and traffic safety. 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, 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. Drainage arrangements, including the 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.

3. No advertisement, advertisement structure or awnings 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 interest of visual amenity.

4. Prior to the opening/occupation of the development, a Mobility Management Plan (MMP) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by residents/occupants/staff employed in the development.

Reason: in the interest of encouraging the use of sustainable modes of transport.

5. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, 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. The plan shall provide for clinical waste to be stored separately and collected by a registered specialist contractor. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste to include recyclable materials and health-related waste in the interest of the protection of the environment and the orderly disposal of waste.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 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 amenities of property in the vicinity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, management measures for noise, dust and dirt, construction traffic management proposals and off-site disposal of construction waste.

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