

The submissions on this file and the Inspector's report were considered at a meeting held on 14 May 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~~ Inspector's draft reasons, considerations and conditions.

Reasons and Considerations

Having regard to the Z14 zoning objective for the area, the provisions of the Dublin City Development Plan 2022-2028, the scale and nature of the proposed development for which permission and retention permission is sought, it is considered that the proposed development would not seriously injure the amenities of the existing buildings on site or the amenities of property in the vicinity. The proposed development would therefore, be in accordance with the proper planning and sustainable development at this location.

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

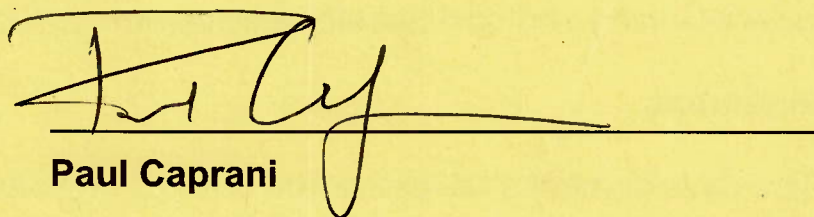
agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on any of the units or within their curtilage, or attached to their glazing without the prior grant of planning permission.

Reason: To enable the planning authority to assess the impacts of any such changes on the amenities of the area.

Planning Commissioner:



Paul Caprani

Date:

14th day of May 2026