



An
Coimisiún
Pleanála

Commission Direction
CD-000534
PL-500674-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07 May 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation.

Planning Commissioner:

Marie O'Connor

Date:

8th day of May 2026

Reasons and Considerations

Having regard to the Objective 'A' zoning of the site "to provide residential development and improve residential amenity while protecting the existing residential amenities", to Policy Objective PHP32 (Homeless Accommodation) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which supports the provision of homeless accommodation throughout the County, 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 change of use of the existing building to accommodation for homeless people would not seriously injure the amenities of the area or of property in the vicinity, is consistent with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and 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, as amended by the further plans and particulars received by the planning authority on the 3rd 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. Prior to the commencement of the development the applicant shall submit to the Planning Authority for written agreement an amended ground floor plan to provide for:

(a) an appropriate reception area at the main entrance separated from the dedicated living room,

(b) management and staff facilities (including management office, staff WC, shower and changing facilities) required to serve the development and,

(c) layout of Accessible Bedroom 01 rearranged so that the windows are clear of obstruction.

Reason: To provide for appropriate management and staff facilities for the development as referred to at 'General Standards and Provisions' of the 'Guidelines for Development of New Emergency Accommodation' (Department of Housing, Planning and Local Government September 2022) and residential amenity.

3. 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 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.

4. The proposed bicycle parking and bin storage, as indicated on drawing no. RFI.04 received by the planning authority on the 3rd December 2025, shall be installed prior to commencement of the development.

Reason: To ensure that adequate bicycle parking and bin storage provision is available to serve the proposed development, in the interest of sustainable transportation and residential amenity.

5. The glazing to all sanitary facilities rooms shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

6. 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 (other than those shown on the drawings submitted with the application) 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 clarity, visual and residential amenity.