



An
Coimisiún
Pleanála

Commission Direction
CD-000780
PL-500862-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23rd June 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:

Emer Maughan

Date:

23rd day of June 2026

DRAFT WORDING FOR ORDER

Having regard to the Z1 (Sustainable Residential Neighbourhoods) zoning set out in the Dublin City Development Plan 2022-2028, the nature and scale of the proposed development and the planning history relating to the site, it is considered that, subject to compliance with the conditions set out below, the

proposed development would be compatible with the existing established pattern of development in the area, would not seriously injure the visual or residential amenities of adjacent residential property, would not set an undesirable precedent, and would, therefore, be in accordance with the proper planning and 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. Prior to commencement of development, the following shall be submitted to, and agreed in writing with, the planning authority:

- (a) Details of the materials, colours and textures of all the external finishes to the proposed dwelling
- (b) Naming and numbering of the proposed dwelling unit
- (c) Details of boundary walls. Front boundary wall shall be maximum 1200mm height and shall be suitably capped and finished in a material that matches the external finish of the dwellings.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development..

3. The vehicular and pedestrian accesses shall be constructed in accordance with the requirements of the planning authority. Parking for the development shall be provided in accordance with a detailed parking layout which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The layout shall provide for 1 no. car parking space

Reason: To ensure adequate off-street parking provision is available to serve the proposed development and in the interest of public safety

5. 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.

6. Site development and building works shall be carried out between the hours of 0700 to 1800 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.

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development..

Reason: In the interests of visual and residential amenity.

9. Prior to the commencement of development the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

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

10. 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.