

The submissions on this file and the Inspector's report were considered at a meeting held on 22 July 2026.

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

Reasons and Considerations

Having regard to the 'RES' zoning objective under the South Dublin County Development Plan 2022–2028, to Development Plan policies supporting infill development on corner sites, to the National Planning Framework, the Compact Settlements Guidelines (2024) and the Apartment Guidelines (2025), and to the site-specific flood risk assessment submitted, to the pattern of development in the area, to the planning history of the site and to the scale, design and form of the proposed development, it is considered subject to compliance with the conditions set out below that the development would be acceptable in the streetscape and would not seriously injure the visual amenities of the area, or the amenities of residential property in the vicinity, would not give rise to flood risk either on site or elsewhere, would not endanger public safety by reason of traffic hazard, and would otherwise constitute an acceptable form of residential development on

this zoned and serviced site. 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.

Prior to the commencement of development, the owner/occupier/developer shall submit the following for the written agreement of the planning authority:

- (a) Screening, to a minimum height of 1.8 metres, to the northern elevation of the first floor level balcony on the western elevation of the proposed building.
- (b) Details of the bin store/storage space structure to the east of the proposed building. This structure shall not exceed 1.4 metres in height and shall have external finishes to match/harmonise with those of the main building.

- (c) A Green Infrastructure Plan (which shall be submitted as part of a Landscape Plan) for the proposal in accordance with Section 12.4.2 of the development plan.
- (d) Green Space Factor score for the proposal in accordance with Section 12.4.2 of the development plan.
- (e) A Building Lifecycle Report as required by the 2025 Apartment Guidelines.

Reason: To protect existing amenities and to comply with relevant Council policies.

3.

(a) The developer shall ensure the protection of the existing street trees located in the grass verge to the south of the subject site through the installation of suitable tree protection fencing in line with BS 5837 to protect the existing tree during any construction works. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle, or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan.

(b) In the event a revision to the subject site access location along the southern boundary of the site is required to ensure protection of street trees, this shall be subject to agreement with South Dublin County Council Roads department, with revised plans and particulars to be submitted for the written agreement of

the planning authority (Roads and Public Realm) prior to the commencement of development.

Reason: To ensure protection of existing street trees.

4.

(a) Prior to commencement of development, the applicant/owner/developer shall submit the following for the written agreement of the planning authority (Roads):

(i) A revised site layout showing car parking spaces for two cars within the site boundary.

(ii) A revised site layout showing bicycle parking spaces for five number bicycles within the site boundary.

(b) The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9 metres, and any boundary pillars shall be limited to a maximum height of 1.2 metres, in order to improve forward visibility for vehicles.

(c) Any gates shall open inwards and not out over the public domain.

(d) All bicycle parking spaces must be covered and shall be constructed in line with National Cycle Manual standards.

(e) Footpath and kerb shall be dished and widened and dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the developer's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(f) The parking areas serving the apartment units shall be provided with functional electric vehicle charging points. Details of how it is proposed to comply

with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of traffic safety and sustainable transport.

5.

(a) Surface water generated by the development hereby permitted shall be attenuated by way of above-ground SuDs systems. Surface water attenuation calculations of surface water in m³ shall be submitted for the written agreement of the planning authority prior to commencement of development.

(b) If above-ground SuDs systems are not feasible, surface water may be infiltrated within the site by means of a soakaway that is certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance. If this is not feasible, this must be demonstrated and alternative proposals shall be agreed in writing with the planning authority (Water Services) and same implemented thereafter.

(c) Any areas of parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing. Where unbound material is proposed for hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.

(d) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. Foul and surface water drainage plans showing all manholes shall be submitted for the public record.

Reason: To provide for adequate, sustainable and appropriate water drainage provision.

6.

(a) Prior to the commencement of development, the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann.

(b) The developer shall ensure that appropriate minimum setback distances from Uisce Éireann water infrastructure is maintained from any development proposed.

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

7.

Proposals for apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility.

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.

10.

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, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

11.

Site development and building works shall be carried out only between the hours of 0700 to 1900 - Mondays to Fridays inclusive, between 0800 to 1300 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 residential amenities of property in the vicinity.

12.

Prior to commencement of development, the applicant or any other person with an interest in the land to which the application relates shall enter into an agreement in writing with the Planning Authority in relation to the transfer of a percentage of the land, to be agreed with the Planning Authority, in accordance

with the requirements of Section 94(4) and Section 96(2) and 96(3)(a) (Part V) of the Planning and Development Act 2000 (as amended), and/or the provision of housing on lands in accordance with the requirements of Section 94(4) and Section 96(2) and 96(3)(b) (Part V) of the Planning and Development Act 2000 (as amended), unless an exemption certificate has been granted under Section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute shall be referred by the Planning Authority or any other prospective party to the agreement to An Coimisiún Pleanála for determination.

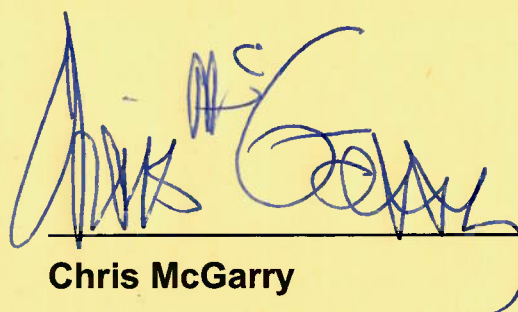
Reason: To comply with the requirements of Part V of the Planning and Development Act 2000 (as amended) and of the housing strategy in the development plan for the area.

13.

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.

Planning Commissioner:



Chris McGarry

Date:

22nd day of July 2026