



An
Coimisiún
Pleanála

Commission Direction
CD-001104
PL-501238-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 19 August 2026.

The Commission decided 2:1 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 Henchy

Date:

20th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the infill nature of the proposed development located on lands zoned Z1 Sustainable Residential Neighbourhoods in the Dublin City

Development Plan 2022-2028, to the policies and objectives of the Development Plan and in particular policy QHSN6 (Urban Consolidation) and objective QHSN04 (Densification of Suburbs) which support residential consolidation, intensification and densification, to the development standards set out in the Plan, and to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage (2024), it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate form of development on this serviced, under-utilised land, would be acceptable in terms of density, would not seriously injure the residential amenity of future residents, would not seriously injure the character of the area or the residential amenities of property in the vicinity; would be acceptable in terms of pedestrian and traffic safety; and would not be likely to have a significant effect on European sites.

Furthermore the Commission had regard to the fact that; the area the subject of this application was severed from the main area of open space serving the existing houses, that is the open space adjacent to number 29 Chelsea Gardens, by an access to Chelsea Court Drive, that the use of the majority of the site the subject of this application was indicated on the proposed taking in charge drawing, dated 1985, as the location for a gas tank (drawing included with submission by third party to the Planning Authority) , and that the applicant has proposed the access to the dwellings and the layout of the amenity space to the front of the dwellings in a manner so as not to detract from the amenity of the adjoining open space area. The Commission in the making of this decision had regard both to the planning history of this site and to the policies of the current County Development Plan and concluded that the development proposed constitutes an appropriate use of this site.

The proposed development would comply with the zoning objectives, policies and provisions of the Dublin City 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 4th day of March, 2026, 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of landscape and taking in charge requirements in compliance with Guidelines for Open Space Development and Taking in Charge and Landscape completion report guide (Parks, Biodiversity & Landscape Services, Division Dublin City Council), and in the interest of amenity and to promote biodiversity.

4. 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 interests of public health and surface water management.

5. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) 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.

6. 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.

7. The developer shall comply with the following transportation planning requirement of the planning authority:

- (a) The vehicular entrance shall be a maximum of 3.2 metres in width and shall not have outward opening gates.
- (b) Footpath and kerb shall be dished and new entrance provided in accordance with the requirements of the planning authority.
- (c) All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: in the interests of traffic and pedestrian safety and to comply with Appendix 5 of Volume 2 of the Dublin City Development Plan 2022 - 2028.

8. A maximum of three number parking spaces, only, are permitted to serve the proposed dwellings on site.

Reason: In the interests of public safety and the proper planning and sustainable development of the area.

9. All of the in-curtilage car parking spaces serving the residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points.

Reason: In the interest of sustainable transportation.

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 interests of public safety and residential 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 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviations 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. Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

13. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

14. The development hereby permitted shall be carried out and completed at least to the construction standards set out in the planning authority's Taking in Charge Housing Estate Policy. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

15. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or

maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

16. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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 the 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 developers, 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.