



The submissions on this file and the Inspector's report were considered at a meeting held on 25 August 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the manuscript below:

Reasons and Considerations

Having regard to the back land and infill nature of the proposed development on land zoned 'Z1 Sustainable Residential Neighbourhoods', as set out in the Dublin City Development Plan 2022-2028, the policies and objectives of the development plan, and in particular Policy QHSN6 (Urban Consolidation) and Policy QHSNO4 (Densification of Suburbs), which support residential consolidation, intensification and densification, together with the design, scale and layout of the proposed development, and the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate form of development on this serviced land, 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 be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 6th 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 proposed 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. Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan for the construction phase of the proposed development shall be submitted to the planning authority for

written agreement. This plan shall provide details of intended construction practice for the entire development and at each phase, including a detailed traffic management plan, noise management measures, off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The plan shall include a site location map showing the nearest noise sensitive locations, give details of the predicted noise and vibration impact in addition to proposed mitigation measures. The noise abatement measures shall comply with the recommendations of BS 5228, 'Code of Practice for Noise and Vibration'. The appointed contractor shall liaise with the planning authority during the construction period.

Reason: In the interest of traffic and pedestrian safety and Volume 2, Appendix 5 of the Dublin City Development Plan 2022-2028, sustainable development and residential amenity.

4. Prior to commencement of development, the developer, or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including a demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record.

The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste

and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

5. Prior to commencement of development, the developer shall enter into a connection agreement with Uisce Éireann to provide for a service connection to the public water supply and wastewater collection network.

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

6. 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 and surface water management.

7. 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 interest of visual and residential amenity.

8. A maximum of number one parking space only for each of the four dwellings are permitted to serve the proposed dwellings on site.

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

9. 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. The naming and numbering of the proposed dwelling units shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the dwellings.

Reason: In the interest of orderly street numbering.

11. Site development and building works shall be carried out only between the hours of 0700 and 1900 Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviations 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.

12. 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. The application of any indexation required by this condition 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.

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:



Paul Caprani

Date:

26th day of August 2026