

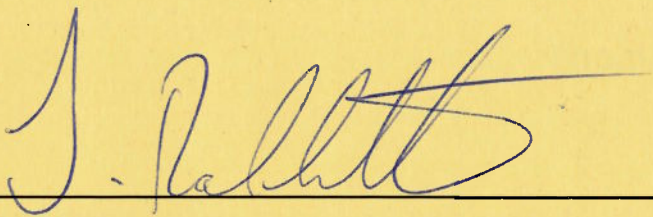
An
Coimisiún
Pleanála

Commission Direction
CD-001129
PL-501256-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 24 August 2026.

The Commission decided to grant permission, generally in accordance with the Inspector's recommendation, subject to the amendments shown in the draft order hereunder.

Planning Commissioner:



Tom Rabbette

Date:

24th day of August 2026

Draft Order

Reasons and Considerations

Having regard to the subject site's inner suburb location within Dubin City South, the established residential use on the site, and the nature and scale of existing structures proposed to be demolished, it is considered that the proposed

development, subject to the compliance with the conditions hereunder, would not adversely impact on the adjoining residential amenities, would not adversely impact on the established character and visual amenities of the Z2 zoned Residential Neighbourhood (Conservation Area), and would not give rise to a traffic hazard. Furthermore, it is considered that the proposed development would be in accordance with section 4.4 and Policy SC8 of the Dublin City Council Development Plan 2022-2028, making effective and efficient use of serviced, zoned, underutilised land which positively contributes to the densification and consolidation of the city and adds to the housing stock. 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, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing front boundary railings and granite plinth shall be retained with exception for the section required to be removed to accommodate the proposed new pedestrian entrance gate (proposed entrance number 1 as shown on drawing 'Site plan and ground floor plan of proposed houses' Rev A received by the planning authority on the 6th day of March 2026) at 169A Strand Road.

Reason: In the interest of the protection of architectural heritage and character.

3. Prior to the commencement of any site works a bat survey of existing buildings requiring demolition on site shall be carried out by suitability qualified bat ecologist and according to best practice guidelines. The bat survey shall be submitted and agreed in writing with the planning authority. If any potential bat roosts are identified, the developer must apply for a Derogation License in accordance with Regulation 54(2) of the European Communities (Birds and Natural Habitats) Regulations, 2011.

Reason: For the protection of bats, a protected species.

4. (a) Prior to the commencement of development, the developer shall undertake pre-construction condition surveys of number 169 Strand Road and the boundaries to the north with number 169 Strand Road and

to the west with number 92 Saint Alban's Park by a suitably qualified structural engineer where consented to by the owners/occupiers.

(b) Prior to the commencement of development the developer shall, taking into account the condition surveys as per (a) above, prepare a Construction Methodology Report and submit a copy of same to the planning authority for record.

(c) Upon completion of construction a similar survey shall be carried out and where material demolition or construction related impacts arise the developer shall bear the cost of remedying the matter. The planning authority shall be furnished with a copy of the post construction survey.

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

5. 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. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) Existing trees, shrubs, specifying which are proposed for retention as features of the site landscaping,

- (ii) The measures to be put in place for the protection of these landscape features during the construction period,
 - (iii) The species, variety, number, size and locations of all proposed compensatory additional trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder [which shall not include prunus species],
 - (iii) Details of screen planting which shall not include cupressocyparis x leylandii.
- (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.
- (c) A timescale for implementation including details of phasing.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

6. The developer shall comply with the following transport requirements of the planning authority:

(a) The driveway entrance along Strand Road shall be a maximum 4 metres in width and the driveway entrances onto Saint Alban's Park shall be a maximum of 3 metres in width. None of the entrances shall have outward opening gates.

(b) Footpath and kerb to be dished and new entrance provided to the requirements of the planning authority.

(c) All costs incurred by Dublin City Council, 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 pedestrian and traffic safety.

7. 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.

8. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

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

9. Proposals for a naming and numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. 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 and to ensure the use of locally appropriate placenames for new residential areas.

10. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be

limited to details of site security fencing and hoardings, construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection, residential amenities, public health and safety.

11. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Friday inclusive, between 0800 to 1400 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 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 of roads, footpaths, watermains, drains, 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 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 of the development.

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.