



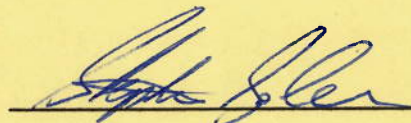
An
Coimisiún
Pleanála

Commission Direction
CD-001124
PL-501294-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 August 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:


Stephen Bohan

Date:

21st day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development; to the provisions of the Design Standards for Apartments, Guidelines for Planning

Authorities, 2025; to Policy objective QHSN6, Policy objective QHSN10 and Policy objective CA6 of the Dublin City Development Plan 2022-2028 and to the site's Z5 zoning objective, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be injurious to the residential amenities of the area 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 13th 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 use of the roof level terrace and sunroom shall be restricted to maintenance purposes only and no other use is permitted unless authorised by a prior grant of planning permission.

Reason: In the interest of clarity.

3. The development shall be managed in accordance with a management scheme which shall be submitted to, and agreed in writing with, the planning authority, prior to the occupation of the development. This scheme shall provide adequate measures relating to the future maintenance of the development; including landscaping, roads, paths, parking areas, lighting, waste storage facilities and sanitary services together with management responsibilities and maintenance schedules.

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

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

Reason: In the interest of public safety and amenity.