

Our Case Number: PL-500043-DL

Planning Authority Reference Number: WEB1842/25



An
Coimisiún
Pleanála

Dublin City Council North
Planning & Development
Civic Offices
Block 4, Floor 3
Wood Quay
Dublin 8

Date: 03 MAR 2026

Re: Demolition of 2 dwellings, construction of 86 apartments ranging in height from 4 to 7 storeys in height along with creche, cafe units and all associated site works

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer to the above-mentioned appeal and to the Commission Order dated the 16th day of February 2026 which related to a grant of permission for the proposed development.

Please note that an error occurred in the wording of Condition 2 of the of the Commission's Order which was incomplete. The Commission considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of this decision, when read in conjunction with the remainder of the Order. The Condition in question should have read as follows.

2. Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, revised plans incorporating the following amendments:

(a) The fifth floor, that is, apartment units 68-75 (inclusive) shall be omitted, and

(b) at fourth floor level apartment unit 60 and unit 64, shall be omitted.

Reason: In order to achieve an appropriate density for an Accessible City – Suburban/ Urban Extension location.

Teil
Glaos Áitiúil
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Henceforth, the Commission's Order should be read in conjunction with this letter.

The inconvenience caused is regretted.

Yours faithfully,



Ellen Morrín
Director of Corporate Affairs

Amend letter

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