



Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 4515/19

Development Concerned: Development comprising the conversion, renovation and alteration of Stone Villa (a Protected Structure) (257 square metres) to accommodate three number apartments (two number one-bedroom units and one number two-bedroom unit) and the construction of 29 number apartments in two number new blocks (part three-to part four-number storeys in height) to the rear of the Protected Structure as follows: Block A (1,263 square metres) comprises 15 number apartments (four number one-bedroom units and 11 number two-bedroom units) and Block B (1,009 square metres) comprises 14 number apartments (seven number studios, two number one-bedroom units and five number two-bedroom units). The scheme provides a total of 32 number apartments with a gross floor area of 2,529 square metres. The development will also include the widening of the existing vehicular entrance onto North Circular Road; nine number car parking spaces; bicycle parking; ESB substation; bin storage; hard and soft landscaping; pedestrian access; boundary treatments; solar panels; balconies (facing all directions); plant areas; external lighting; and all other associated site works above and

below ground, all at Number 297 North Circular Road, Phibsborough, Dublin. The site incorporates a Protected Structure (a house) known as 'Stone Villa'.

WHEREAS the Commission made a split decision, subject to conditions, in relation to the above-mentioned by order dated the 12th day of February, 2026:

AND WHEREAS it has come to the attention of the Commission that the Section 49 Luas Cross City (St. Stephen's Green to Broombridge line) condition was omitted from the Commission Order:

AND WHEREAS the Commission considered that the correction of the above-mentioned matter would not result in a material alteration of the terms of the subject of the decision:

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment:

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that the Section 49 Luas Cross City condition of its order and the reason therefor shall be as follows:



19. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City (St. Stephen's Green to Broombridge Line) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 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 Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.



Chris McGarry

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 20th day of April 2026.