



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2757/25

APPEAL by Granville Developments Limited care of Hughes Planning of 85 Merrion Square, Dublin 2 against the decision made on the 19th day of September, 2025 by Dublin City Council to refuse a permission for the proposed development.

Proposed Development: (i) Construction of a three-storey facility for the provision of residential accommodation and care to members of religious orders in need of care and will comprise 38 number bedrooms with en-suites (four number bedrooms at ground floor level, 17 number bedrooms at first floor level and 17 number bedrooms at second floor level) , communal facilities at ground floor including communal living areas, kitchens, chapel, library, reception/lounge, bin store, plant room, laundry room, stores, WC, and office; provision of outdoor communal open space (239.9 square metres) to the rear; (iii) provision of bike parking to the rear; (iv) provision of pedestrian only access off Haddington Place; and, (v) landscaping, SUDS drainage, boundary treatments and all ancillary works necessary to facilitate the development, all on lands to the rear of Sisters Of The Holy Faith, Haddington Place (minor), Dublin 4.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature of the proposed use in the context of the Z15 Zoning objective relating to the site, it is considered that the proposed development is of an appropriate size and scale, and subject to the conditions set out below, would not seriously injure the residential or visual amenities of the area and would generally be acceptable in terms of traffic safety and convenience including any traffic associated with servicing the proposed development. The proposed development therefore, would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission noted the proposed use was exclusively for retired members of religious orders which would not in itself give rise to excessive vehicular trip generation or car parking demand. Furthermore, having regard to the site's location in proximity to the city centre and the availability of social infrastructure and public transport, the non-provision of parking spaces was acceptable in this instance. With regard to the issue of servicing, the Commission again had particular regard to the nature of the residential accommodation to be provided and considered that the site could be serviced with the provision of an appropriate set down area. It was considered that the servicing requirements would be relatively modest in nature and would not necessitate deliveries in large scale trucks on a frequent basis. A servicing plan could be devised and agreed with the planning authority to ensure that any servicing arrangements would be compatible with the operation of the adjoining schools. The Commission were mindful of the

fact that the site was currently vacant and zoned for development and that the development of serviced infill urban sites is fully in accordance with national regional and local policy. The Commission also noted that both the planning authority and the Inspector have no significant concerns regarding the mass, scale and design of the proposed development in the context of the surrounding built environment. Furthermore, any form of development of the site in question is likely to give rise to some level of servicing including refuse collection and deliveries during the operational phase, and therefore any perceived issues associated with servicing the site as a result of narrow footpath carriageway widths should not act as a deterrent to developing the site generally having regard to the more general policy objectives to encourage more infill and compact development in urban areas

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 permitted development shall operate as residential accommodation for retired members of religious orders and shall not be used as a nursing home or other institutional care facility.

Reason: In the interest of clarity.

3. The following amendments shall be incorporated into the design.

Bedrooms 1 and 2 shall be omitted at ground floor level and a set down/ loading bay area will be provided to the front of the building to facilitate deliveries to the building.

Details of this provision, including vehicle sweep-paths, bay dimensions etc. shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development, and the development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory provision and layout for commercial vehicles, in the interest of traffic safety.

4. Details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. A servicing management plan shall be developed and submitted to the planning authority for written agreement prior to the commencement of development. The plan shall schedule appropriate times for deliveries and shall where practical ensure that the deliveries to the development do not coincide with school opening and closing times.

Reason: In the interests of traffic safety.

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. 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.

8. Prior to the opening/occupation of the development, a Mobility Management Plan (MMP) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by residents/occupants/staff employed in the development. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

9. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

10. Prior to the 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 Environmental Protection Agency's Best Practice Guidelines for the preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including 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 must be submitted to the planning authority for written agreement prior to the 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.

11. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

12. 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 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 and residential amenity.

13. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:

- (a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;
- (c) details of proposed street furniture, including bollards, lighting fixtures and seating; and
- (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

14. Proposals for an estate/street name, house/apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.

Reason: In the interest of urban legibility.

15. Site development and building works shall be carried out only between the hours of 0700 to 1900 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.

16. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of this development.

17. 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.

18. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. 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 satisfactory reinstatement of the site.



Paul Caprani

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



Dated this 9th day of April 2026