



An  
Coimisiún  
Pleanála

Commission Order  
PL-500114-DN

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1318/25**

**Appeal** by Gavin and Jacinta Byrne against the decision made on the 25<sup>th</sup> day of September 2025 by Dublin City Council to grant, subject to conditions, a permission to Little Team Creche in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The demolition of the existing garage and side extension, and the construction of two number two-storey semi-detached houses and one number two-storey detached dormer house. The proposal also includes the creation of three separate vehicular access points and all associated site works at 1 Foxfield Grove, Raheny, Dublin as amended by the revised public notice receive by the planning authority on the 29<sup>th</sup> day of August, 2025.

## **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 zoning objective of the site, which seeks “to protect, provide and improve residential amenities” as set out in the Dublin City Development Plan, 2022 to 2028, to the nature of the proposed residential development which is permitted in principle on lands zoned Z1 – Sustainable Residential Neighbourhoods, to guidance set out in Section 15.13.3 of the Development Plan which relates to ‘Infill/ side Garden Housing Developments’, to the established character and pattern of development in the area, and to the location of the site, surrounded by existing residential development, it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the zoning objective for the site, would be acceptable in terms of scale, design and traffic safety, would not seriously injure the residential amenities of existing properties and would provide a satisfactory level of residential amenity for future occupants. It is considered that 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 11<sup>th</sup> day of August 2025, 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. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenities of property in the vicinity.

4. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.

5. 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 interests of public health and surface water management.

6. 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.

7. All tree protection measures shall be implemented in full to the satisfaction of the planning authority.

**Reason:** In the interests of amenity, ecology and sustainable development.

8. The developer shall comply with the following requirements:
- (a) driveway entrances shall not have outward opening gates,
  - (b) at the respective vehicle entrances, the footpath and kerb shall be suitably dished in accordance with the requirements of the planning authority, and
  - (c) the applicant/developer shall liaise with the relevant utility providers to ascertain their requirements if the existing telecommunications column requires relocation to facilitate the vehicular entrance and footpath dishing. Any costs in relation to same shall be the responsibility of the applicant/developer.

**Reason:** In the interests of pedestrian and traffic safety and orderly development.

9. Prior to the commencement of any work on site, a comprehensive boundary treatment plan shall be submitted to, and agreed in writing with, the planning authority. This shall include details of the proposed heights, materials and finishes for all boundaries on site.

**Reason:** In the interests of the residential and visual amenities of the area.

10. 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.

11. Proposals for a house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. Thereafter, all street signs, and house numbers, shall be provided in accordance with the agreed scheme. No advertisements/ marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

**Reason:** In the interests of public safety and residential amenity.

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 and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public 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 or maintenance 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 and maintenance of the development until taken in charge.

13. Prior to commencement of development, the applicant shall enter into an agreement with the planning authority under section 96 of the Planning and Development Act 2000, as amended, in relation to the provision of social and affordable housing, in accordance with the planning authority's housing strategy unless the applicant has applied for and been granted an exemption certificate under section 97 of the Planning and Development Act 2000, as amended.

**Reason:** To comply with the requirements of Part V of the Planning and Development, as amended.

14. 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.

*Patricia Calleary*

**Patricia Calleary**

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

Dated this *09* day of *February* 2026