



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500351-DS**

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB5136/25**

**Appeal** by Leamore Investments Limited against the decision made on the 6<sup>th</sup> day of November, 2025 by Dublin City Council to grant subject to conditions a permission to Focus Housing Association CLG in accordance with the plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a residential development of 49 number apartments set over two blocks (connected at ground floor level) ranging from one to six storeys in height and consisting of 10 number studios, nine number one-bed units, 11 number two-bed (three-person) units and 19 number two-bed (four-person) units, with all apartments provided with private balconies/terraces to north, south, east and west elevations, bin store, plant room, maintenance and store rooms, one number ESB substation, 107 number bicycle parking spaces (79 number spaces within bicycle stores at ground floor level and 28 number spaces within communal courtyard, landscaping, including recreational, exercise and play equipment, lighting, boundary treatments, upgrades to existing footpaths with new pedestrian gate to St. Margaret's Avenue (emergency access/egress only), heat pumps and PV panels at roof level, and all associated engineering and site works necessary to facilitate the development, all at numbers 28-34 Braithwaite

Street and numbers 63-66 Pimlico, Dublin (bounded by number 35 Braithwaite Street to the east and north, numbers 61 and 62 Pimlico to the north, Braithwaite Street/Poole Street Playground to the west, and by St. Margaret's Avenue and St. John's Avenue to the south).

## **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 inner city location of the site within the designated Liberties and Newmarket Square Strategic Development Regeneration Area (SDRA), the vacant brownfield nature of the site, the extant planning permission, the nature design scale and form of the proposed development and the established built form and character of the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate form of residential development at this location in compliance with national policy and guidelines and in accordance with the relevant provisions of the Dublin City Development Plan 2022-2028. The proposed development would provide acceptable levels of residential amenity for future occupants, would be acceptable in terms of urban design and height and would not adversely impact on the adjoining residential amenities and would meet the objective for regeneration and enhancement. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:
  - (a) The parapet wall facing the communal open space of the adjoining building (number 61 and 62 Pimlico and number 35 Braithwaite Street) located on the terrace over Unit 1F shall be maximum 150mm above finished terrace level with an opaque glazed privacy screen over.
  - (b) Privacy screens shall be provided to the side of all terraces and balconies serving the proposed apartments facing both the communal open space and windows of the adjoining building (numbers 61 and 62 Pimlico and number 35 Braithwaite Street).
  - (c) Revised plans and particulars detailing the treatment of existing mechanical, electrical and drainage services of the adjoining property in accordance with the proposals contained in the first party response to the third-party appeal.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of orderly development and residential amenity.

3. The gate onto St. Margaret's Avenue shall be for emergency access/egress only and will not function as a primary means of accessing the development.

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

4. 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.

5. Prior to commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann 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.

6. The developer shall comply with the requirements of the Transportation Planning Division of the planning authority as follows:
- (a) Prior to commencement of the development, the developer shall agree in detail with the Road Maintenance Division any works to the public footpath and roadways, including the removal of existing dishing on Pimlico and alterations to the footpath along St. Margaret's Avenue. Works to the public domain and areas to be taken in charge shall be in accordance with the Construction Standards for Roads and Street Works. A drawing detailing the area to be taken in charge shall be submitted for the written agreement of the planning authority. All works shall be at the developer's expense.
  - (b) Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the proposed development, including traffic management, noise and dust management measures and off-site disposal of construction/demolition waste.
  - (c) Cycle parking shall be secure, conveniently located, sheltered and well lit. Electric bike charging facilities shall be provided. Key/fob access shall be required to bicycle compounds. Cycle parking design shall allow both wheel and frame to be locked.

- (d) Prior to the completion and occupation of the development, a Mobility Management Strategy shall be submitted to the planning authority for written agreement. The strategy shall address the mobility requirements of future residents and shall promote the use of public transport, cycling and walking and the use of car club spaces. A mobility manager shall be appointed to oversee and co-ordinate the roll out of the strategy.
- (e) All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

**Reason:** To ensure a satisfactory standard of development and in the interest of sustainable transport.

- 7. The developer shall comply with the following archaeological requirements:
  - (a) The developer shall retain a licensed archaeologist to carry out all archaeological requirements of the City Archaeologist.
  - (b) Prior to excavation, all site preparation and enabling works shall be subject to archaeological monitoring by a licensed archaeologist.
  - (c) The subject site shall be archaeologically excavated to natural subsoil, unless methodology is otherwise agreed.
  - (d) In the event of human remains or archaeological features of significance being located, the archaeologist retained by the developer shall immediately notify the planning authority for advice on preservation.

- (e) The archaeologist shall send bi-weekly updates during the excavation and post excavation programme to the planning authority.
- (f) The developer shall fund all post-excavation work, site interpretation and publication.
- (g) An archaeological method statement detailing all licensed activities shall be submitted to the planning authority for written agreement.
- (h) Four weeks after the excavation, a preliminary report on the archaeological excavation shall be submitted to the planning authority for written agreement.
- (i) A final report on the archaeological excavation shall be submitted to the planning authority for written agreement within one year of the excavation.
- (j) The archaeological paper archive shall be compiled in accordance with the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, or with another appropriate repository, within two years of excavation completion.

**Reason:** To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

- 8. (a) Prior to commencement of development, the developer shall retain the professional services of a qualified Landscape Architect throughout the life of the site development works.

- (b) The landscaping scheme shown on drawing numbers 25\_315-PD-01 to 25\_315-PD-09, inclusive, and as detailed in the 'Landscape Architecture Design Report' shall be implemented fully in the first planting season following completion of the development or completion of any phase of the development.
- (c) The Landscape Architect shall submit a landscape completion record to the planning authority for written agreement as verification that the approved landscape plans and specification have been fully implemented.
- (d) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

- 9. Proposals for an apartment naming and numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all apartment numbers shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

**Reason:** In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

10. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to 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, residential amenities, public health and safety.

11. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

12. 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 provide for the satisfactory future maintenance of the development in the interest of residential amenity.

13. 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 waste shall be managed in accordance with the agreed plan. This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.

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



**Emer Maughan**

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



Dated this *2<sup>nd</sup>* day of *June* 2026.