

An
Coimisiún
Pleanála

**Commission Order
PL-500478-DS-25**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2834/25

Appeal by Meriel Huggard and by Richard Collins against the decision made on the 19th day of November, 2025 by Dublin City Council to grant subject to conditions a permission to Coolebridge Ltd in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) The removal of two number sheds; (ii) change of use and conversion of a part two-storey with attic level and over lower ground floor, former part residential and part creche/Montessori buildings, to use as a family hub. The development will comprise: 10 number family hub ensuite residential accommodation units (one number at lower ground floor, four number at upper ground floor, four number at first floor, and one number at attic level) and accessed from existing vehicular access from Ashdale Road and two number existing pedestrian entrance gates along Ashdale Gardens; (iii) with communal and staff facilities including a manager's office/staff room, a staff room, staff WC, a cleaner's store, a community/meeting room, buggy

storage, residents storage room, a communal kitchen, a dining room/playroom, laundry facilities, and a study room; Planning permission is also sought for interior and external works are proposed including: (iv) the provision of a window for the ensuite bathroom at lower ground floor level; (v) the provision of centrally located steps and hallway at lower ground floor, upper ground floor, and first floor levels; and, (vi) minor internal works. The proposal also comprises: (vii) covered cycle parking and Sheffield stand providing for a total of 10 number bicycle parking spaces, six number car parking spaces (including one number accessible space and 2 number EV charging spaces), two number natural play areas, a meditation garden, two number bin stores, (viii) and all associated engineering and landscaping works necessary to facilitate the proposed development, all at number 1 Ashdale Gardens and Park House, Ashdale Road, Dublin.

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

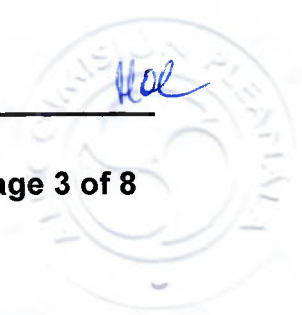
Having regard to the nature of the development proposed together with the location of the site and the context of the surrounding area and the provisions of the Dublin City Council Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would comply with the Z1 Zoning Objective as set out in the development plan, taking into consideration that family hub is described in

section 15.13.9 of the development plan and, whilst not specified elsewhere in section 14.7 Primary Land-Use Zoning Categories, it is clear from section 15.13.9 that it is a form of residential development that was contemplated in the development plan. It is considered that the family hub would not give rise to an undue concentration of such uses or impact to the established residential amenities of the area and would not give rise to undue visual impact. Furthermore, it is not anticipated that the proposed use would cause excessive traffic or overspill parking within the area in accordance with Section 15.13.9 of the Dublin City Development Plan 2022-2028. The inclusion of a condition providing for a temporary duration is not considered necessary given the family hub nature of the use, the scale of the development, the level of works involved and that it accords with the zoning objective of the area. 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 23rd day of October 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. The family hub providing temporary/emergency residential accommodation (as specified in the lodged documentation and as described in 15.13.9 of the development plan) shall consist of eight (8) hubs and shall have a maximum occupancy of twenty six (26) people.

Reason: In the interest of clarity.

3. Prior to the occupation of the family hub, the Mobility Management Measures contained within Section 6.0 of the Traffic and Transport Statement submitted to the planning authority on the 6th day of August, 2025 shall be implemented.

Reason: In the interest of the proper planning and sustainable development of the area.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to use as a Family Hub providing temporary /emergency residential accommodation (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, no advertising signs (including any signs installed to be visible through the windows), advertisement structures,

banners, canopies, flags or other projecting elements shall be displayed or erected on the building or within its curtilage, or attached to the glazing, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the visual amenities of the area.

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 Agreements with Uisce Éireann to provide for service connections 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. The landscaping scheme shown on drawing number 1001 'Landscape Proposals' as submitted to the planning authority on the 6th day of August, 2025 shall be carried out within the first planting season following commencement of the development works. 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 three (3) 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. 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 noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

10. 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 within each family hub and remainder of the development 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.

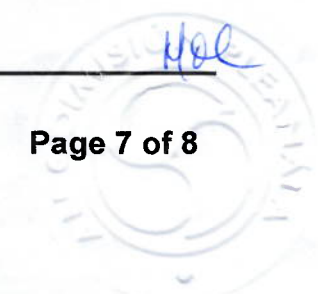
Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

11. 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.

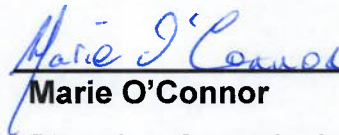
12. Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority, pursuant to Section 47 of the Planning and Development Act 2000, that restricts the development permitted to family hub to accord with the description as set out in section 15.13.9 of the Dublin City Development plan 2022- 2028.

Reason: To restrict the development to use as an emergency accommodation facility for families who become homeless and who have no alternative other than commercial hotels in order to ensure an adequate supply of emergency/homeless accommodation in the common good.



13. 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.



Marie O'Connor

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



Dated this *22nd* day of *June* 2026