An Coimisiún Pleanála

Commission Order
PL-500595-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5557/25

Appeal by Earlsfort East Point Limited against the decision made on the 18th day of December, 2025 by Dublin City Council to grant, subject to conditions, a permission to Peadar Byrne in accordance with the plans and particulars lodged with the said Council.

Proposed Development: The proposed development will consist of the change of use of the Block U building from office use to medical use (total 1591.5 square metres Gross Floor Area) and is described on a level-by-level basis as follows: Ground Floor: seven number Consulting rooms, two number Offices, Entrance Lobby (including Waiting area and Reception), Record room, Staff room with Kitchenette, Storeroom, Comm/IT room, two number Utility rooms and all ancillary accommodation. First Floor: three number Labs, two number Offices, two number Utility rooms, Waiting area, Teaching/ Training room, Support room, two number Stores, Staff Room, and all ancillary accommodation. Second Floor: three number Labs, two number Offices, two number Utility rooms, Waiting area, Teaching/Training room, Support room, Kitchenette, AHU Room, and all ancillary accommodation.

The proposed development involves modifications to the internal layout of the Block U building consisting of three floors to facilitate this change of use from office space to medical use. To facilitate the proposed change of use at second floor level, a reduction in the size of the skylight on roof of the Block U building is proposed. No alterations are proposed to the external façades of the Block U building. In total 25 number car parking spaces (including two number accessible spaces) are proposed to serve the proposed development. The proposed development involves the reconfiguration of existing car parking arrangements for the Block U building to facilitate an increase from one number to two number accessible spaces and an overall reduction from 28 number to 25 number car parking spaces in total. The proposed development will be served by two number existing covered bicycle parking stores together providing a total of 30 number bicycle parking spaces. Planning permission is also sought for the relocation of existing bins to a new bin store and collection area to the rear of the Block U building in the southwest corner of the subject site as well as all ancillary site services and site development works. for development at this site (0.2033 hectares) Block U in East Point Business Park, Alfie Byrne Road, Dublin.

Decision

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

Reasons and Considerations

Having regard to the Z6 (Employment/ Enterprise) zoning objective of the site in the Dublin City Council Development Plan 2022-2028, and the scale and nature of the change of use proposed, and the provisions of Section 15.14.6 of the development plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate use at this location, would not seriously injure the residential or visual amenities of the area, would counter commercial unit vacancy, and would be acceptable in terms of pedestrian and traffic safety. 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, 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. Drainage arrangements, including the 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.

3. No advertisement, advertisement structure or awnings shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

4. 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.

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

5. 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. The plan shall provide for clinical waste to be stored separately and collected by a registered specialist contractor. 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 to include recyclable materials and health-related waste in the interest of the protection of the environment and the orderly disposal of waste.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 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 amenities of property in the vicinity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, management measures for noise, dust and dirt, construction traffic management proposals and off-site disposal of construction waste.

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

Mary Gurrie

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

Dated this 28 **day of** April **2026**