

An
Coimisiún
Pleanála

**Commission Order
PL-500670-DS**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5521/25

Appeal by Patrick Coyne against the decision made on the 17th day of December, 2025 by Dublin City Council to grant subject to conditions a permission to Merchants Quay Ireland (Homeless and Drugs Services) in accordance with plans and particulars lodged with the said Council.

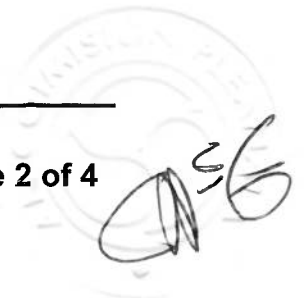
Proposed Development: Permanent change of use of previously vacant basement to a medically supervised injecting facility together with its associated access, operational management, and ancillary support services, as previously granted on a temporary basis under planning register reference number 4121/18 and appeal reference number ABP-312618-22 at the basement level at 13/14 Merchants Quay (Riverbank Building), Dublin. No alterations or further works are proposed as part of this application.

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 provisions of the Dublin City Development Plan 2022-2028, including the land use zoning and Policies QHSN13, QHSN14, and QHSN52, the planning history of the site, the information submitted with the planning application and the appeal which allows for a review of the operation of the medically supervised injecting facility and enables its impact to be assessed, as sought under condition number 2 of extant permission ABP-312618-22, it is considered that, subject to compliance with the conditions set out below, the proposed permanent change of use of the previously vacant basement to a medically supervised injecting facility, together with its associated access, operational management, and ancillary support services, would be in accordance with the 'Z5 City Centre' zoning objective, as set out in the Dublin City Development Plan 2022-2028 and its relevant provisions. The proposed development, as underpinned by the review and assessment documentation submitted with the planning application, would also constitute a use supported in the National Drug Strategy Reducing Harm, Supporting Recovery – A health-led response to drug and alcohol use in Ireland 2017-2025, which identified that there is a recognised problem with street injecting in Ireland, particularly in Dublin City Centre, and by subsequent Government documents related to the National Drugs Strategy. Furthermore, having regard to the established uses on the site, and the nature and limited scale of the proposed facility, noting also that the operation of the Medically Supervised Injecting Facility would be regulated by licence under the Misuse

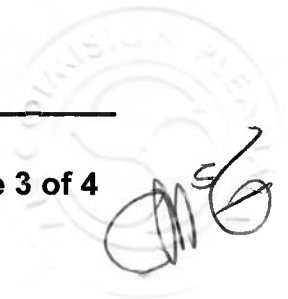


of Drugs (Supervised Injecting Facilities) Act 2017, the proposed development would not significantly detract from the mix of uses in the area or result in an overconcentration of institutional accommodation and other social support services, would not seriously injure the amenities of the area or the sustainability of the local neighbourhood, including the local school and other community facilities, the resident community, the local economy, including tourism business, or the public realm in general, and would not detract from the visual amenity or built heritage of the area. 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.




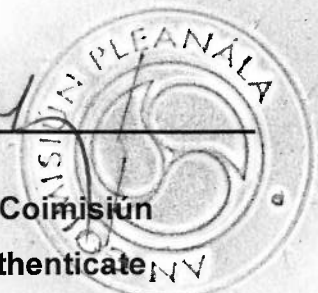
2. The overall development shall operate in accordance with all relevant conditions attached to planning permission ABP-312618-22, save as amended by this grant of permission for a permanent change of use of the previously vacant basement to a medically supervised injecting facility, together with its associated access, operational management, and ancillary support services.

Reason: In the interest of clarity and to control the scale and extent of services and activity on the subject site.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, and any statutory provision amending or replacing them, the use of the basement level of the proposed development shall be restricted to a medically supervised injecting facility, as specified in the documentation lodged with the planning application and the appeal, unless as otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity.


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



Dated this 13th day of May 2026.