

An
Coimisiún
Pleanála

**Commission Order
PL-501294-DS**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1107/26

Appeal by Alexander Hall Owners Management Company CLG against the decision made on the 9th day of April, 2026 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Subdivision of an existing four bedroom (382 square metres) sixth floor apartment into four two-bedroom apartments all at 33 Alexander Court, 11-14 Fenian Street, 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 and scale of the proposed development, the provisions of the Design Standards for Apartments Guidelines for Planning Authorities (2025), Policy Objective QHSN6, Policy Objective QHSN10 and Policy Objective CA6 of the Dublin City Development Plan 2022-2028, and the Z5 zoning objective for the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area, and 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, as amended by the further plans and particulars received by the planning authority on the 13th day of March, 2026, 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 use of the roof level terrace and sunroom shall be restricted to maintenance purposes only and no other use shall be permitted, unless authorised by a prior grant of planning permission.

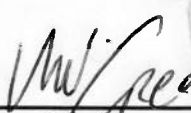
Reason: In the interest of clarity.

3. The proposed development shall be managed in accordance with a management scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the proposed development. This scheme shall provide adequate measures relating to the future maintenance of the proposed development, including landscaping, roads, paths, parking areas, lighting, waste storage facilities and sanitary services together with management responsibilities and maintenance schedules.

Reason: To provide for the satisfactory future maintenance of the proposed development in the interest of visual amenity.

4. Prior to commencement of development, 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 proposed 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.



Liam McGree

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

Dated this 7th day of SEPTEMBER 2026.