

An
Coimisiún
Pleanála

**Commission Order
PL-501319-DN-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2466/25

Appeal by Hazel Looby and Pauline Rock against the decision made on the 20th day of April, 2026 by Dublin City Council to grant, subject to conditions, a permission to Keadarr Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Convert, retain and extend existing two-storey public house premises including accommodation on first floor to residential accommodation with the provision of two number additional floors, as follows:-
(A) convert existing ground floor public house premises to two number apartments comprising a two-bed apartment and studio, (B) retain three number one-bed apartments on first floor, (C) construct two number additional floors to comprise two number one-bed apartments on second floor and a three-bed apartment on third floor. Total number of apartments: eight. The proposed apartments will be provided with amenities and terraces and (D) the proposed development will include alterations to elevations, site development works and connection to existing services at 172 North Strand Road and Aldborough Parade, 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 'Z5' city centre zoning objective as set out in the Dublin City Development Plan 2022-2028, national, regional, and local policy objectives which support compact redevelopment of sites, it is considered that subject to compliance with the conditions set out below, the proposed development would serve to make efficient use of an underused brownfield site and positively contribute to the area, would positively contribute to an increase in housing stock in this accessible urban location with a range of social, commercial and public transport infrastructure, would be acceptable in terms of urban design and building height, would be acceptable in terms of pedestrian and traffic safety, would provide an acceptable form of residential amenity for future occupants, and would not seriously injure residential or visual amenities or significantly increase traffic volumes or negatively impact cultural heritage. 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 retained, carried out and completed in accordance with the plans and particulars lodged with the application, as revised by further information received by the planning authority on the 25th day of March 2026 reducing the amount of units proposed to six in total, 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. Prior to commencement of development, the developer shall submit the following to the planning authority for written agreement:
 - (a) The private amenity space in Apartment 1 shall be incorporated into the design of the apartment, and the northern elevation shall be revised to reflect this alteration providing glazing and an innovative design which shall provide for security and privacy.
 - (b) A high-quality brick finish similar to the existing brick finish shall be used on the third-floor front and side elevations.
 - (c) The lean to roof profile as proposed at the rear elevation shall be omitted to provide for a standard flat roof profile aligned with the height of the flat roof parapet at third floor level.

- (d) The small window openings on the front elevation at second and third floor levels shall be replaced with openings of a similar style and size to the original openings at first floor level

Reason: In the interests of visual and residential amenity.

3. For the avoidance of doubt, the number of apartment units permitted by this grant of permission is six apartments only.

Reason: In the interest of clarity.

4. The residential units hereby approved shall not be sub-divided and shall not be used for commercial tourist accommodation and short-term letting without a prior grant of permission.

Reason: In the interest of residential amenity and in the interest of clarity.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health and surface water management.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances subject to the prior written agreement of the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

8. Prior to occupation of the first residential unit, the developer shall submit the following to the planning authority for written agreement:
- (a) A Service and Delivery Plan indicating how the development will be managed in terms of day-to-day activities from third parties including home deliveries and refuse collection. This plan shall be in accordance with Section 2.4 (Service Delivery and Access Strategy) of Volume 2, Appendix 5: Transport and Mobility: Technical Requirements of the Development Plan 2022-2028.
 - (b) Revised bicycle parking arrangements omitting the proposed toaster style parking and providing for Sheffield stand parking spaces for a minimum of 12 bicycles.

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

9. Proposals for a naming/numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. 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.

10. No additional development shall take place above roof parapet level, including lift motor enclosures, air-handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment.

Reason: To protect the visual amenities of the area.

11. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall incorporate details for the following: details and location of proposed construction compounds, details of intended construction practice for the development, including dust control, noise and vibration abatement measures in compliance with the recommendations of BS 5228, 'Code of Practice for Noise and Vibration management, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste and/or by-products.

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

12. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

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

13. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

14. 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 any public open spaces and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

15. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

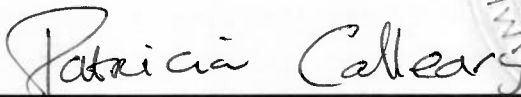
Reason: To ensure the satisfactory completion of the development.

16. 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. The contribution shall be paid prior to the 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 for determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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.

17. The developer shall pay to the planning authority a financial contribution in respect of the LUAS Red Line Docklands Extension Scheme, in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 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 Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.




Patricia Calleary

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

Dated this 2nd day of September 2026