

## Thirteenth Schedule

### 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 in accordance with the agreed particulars.

**Reason:** In the interests of clarity and the proper planning and sustainable development of the area and to ensure the protection of the environment.

2. The mitigation measures contained in the submitted Natura Impact Statement shall be implemented.

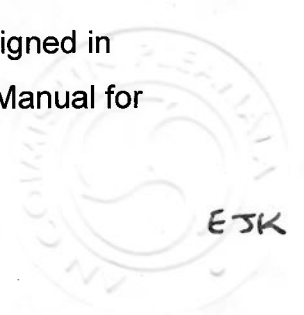
**Reason:** To protect the integrity of European Sites.

3. The mitigation measures contained in the submitted Environmental Impact Assessment Report shall be implemented.

**Reason:** To protect the environment.

4. The proposed development shall be amended as follows:

- (a) The 'grasscrete paving to vehicle access area' and the bicycle shelter on the eastern side of St. Margaret's Stop, as indicated on Drawing Plan Number D1-AL 33 B-C, shall be re-positioned so that the grasscrete paving runs behind the bicycle shelter hugging the adjacent residential boundary.
- (b) The layout of all junctions and all cycling facilities shall be designed in accordance with the detailed standards set out in the Design Manual for



Urban Roads and Streets and the Cycle Design Manual (National Transport Authority, 2023).

- (c) Pinch points shall be in line with the road user hierarchy as designated within the Design Manual for Urban Roads and Streets, i.e., the width of the general traffic lanes should reduce first, then the width of the cycle track should be reduced before the width of the pedestrian footpath is reduced. Footpaths and cycle lanes shall not be reduced below 2 metres, where there is scope to reduce the adjoining general traffic lane to 2.75 metres.

Revised drawings showing compliance with these requirements shall be submitted to the planning authorities for written agreement before commencement of development.

**Reason:** In the interests of pedestrian and cyclist safety.

- 5. A wider gateway access no greater than 14 metres with a long sliding gate no greater than 15 metres from Lagan Road into Fashionflo Limited, similar to that outlined in Option 5 set out in the report of the 10<sup>th</sup> day of June 2025 prepared by Transport Insights accompanying Fashionflo's submission following the Commission's invitation to respond to Transport Infrastructure Ireland's submission of the 27<sup>th</sup> day of March 2025, shall be provided.

Revised drawings showing compliance with these requirements shall be submitted to the planning authority for written agreement before commencement of development.

**Reason:** In the interest of clarity.

- 6. The new access road through Jamestown Industrial Estate to serve existing businesses along St. Margaret's Road shall be designed to include pedestrian and cyclist priority.

Revised drawings showing compliance with these requirements shall be submitted to the planning authority for written agreement before commencement of development.

**Reason:** In the interest of clarity and for pedestrian and cyclist safety.



7. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan 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 Resource Waste Management Plan shall include specific proposals as to how the Resource Waste Management Plan will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The Resource Waste Management Plan 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 Resource Waste Management Plan shall be made available for inspection at the site office at all times.

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

8. Prior to the commencement of development, the developer, and/or any agent acting on its behalf, shall finalise, in consultation with the relevant statutory agencies, a Construction Environmental Management Plan (CEMP), incorporating all mitigation measures indicated in the Natura Impact Statement and Environmental Impact Assessment Report and a demonstration of proposals to adhere to best practice and protocols.

The updated CEMP shall also include details of intended construction practice for the development, including hours of working, compound/works area lighting, noise management measures, surface water management proposals, utilities, and interactions with Iarnród Éireann interfaces. The development shall be constructed in accordance with the updated CEMP.

**Reason:** In the interest of protecting the environment, the landscape, European Sites, and sensitive receptors, and in the interest of public health.



9. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a Construction Traffic Management Plan and a Construction Stage Mobility Management Plan for the construction phase of the development for the written agreement of the planning authority. The Construction Stage Mobility Management Plan shall promote the use of public transport, cycling and walking by personnel accessing and working on the construction site. The Construction Traffic Management Plan shall include identification of mitigation measures to protect operational Luas infrastructure. The agreed Construction Traffic Management Plan and Construction Stage Mobility Management Plan shall be implemented in full during the course of construction of the development.

**Reason:** In the interest of traffic safety and promoting sustainable travel during the construction period.

10. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works in respect of both the construction and operation phases of the proposed development.

**Reason:** In the interests of environmental protection and public health.

11. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interests of public safety and visual amenity.



12. Prior to commencement of development, a comprehensive agreement shall be put in place and agreed in writing between Transport Infrastructure Ireland and the planning authorities on the procedures for the handing over and handing back of the tram corridor and taking in charge arrangements.

**Reason:** In the interest of orderly development.

  
Eamonn James Kelly  
**Eamonn James Kelly**  
**Member of An Coimisiún Pleanála**  
**duly authorised to authenticate**  
**the Seal of the Board.**

Dated this 28<sup>th</sup> day of October, 2025