

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

t. (01) 222 2288

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23-Jun-2026

John Spain
JSA Planning, , 39 Fitzwilliam Place, , Dublin 2,
D02 ND61

Application No.	WEB2006/26
Registration Date	28-Apr-2026
Decision Date	22-Jun-2026
Decision Order No	P3606
Location	Phibsborough Shopping Centre, Phibsborough Road, and No's 345-349 North Circular Road, Dublin 7, , and immediately adjacent lands. The site is bound
Proposal	We, Stormborn Capital Acquisition Three Limited, intend to apply for a 6 year planning permission at Phibsborough Shopping Centre, Phibsborough Road, and No's 345-349 North Circular Road, Dublin 7, and immediately adjacent lands. The site is bound by North Circular Road to the south, Connaught Street to the north, Dalymount Park to the west, and Phibsborough Road to the east. The application does not include Units 11 & 13-16, including Tesco, of the existing Shopping Centre. The proposed development consists of the following: •Demolition of existing stand and associated structures on the east of Dalymount Park, the existing warehouses at Nos. 345-349 North Circular Road, and other ancillary site clearance works. Alterations including partial demolition and reconstruction of Retail Units 1-3 and part demolition of Retail Unit 12 of Phibsborough Shopping Centre to facilitate the proposed development; •The refurbishment, change of use and extension of the existing Phibsborough Tower, a 7 storey building with plant and antennae at roof level, above retail at ground floor, from office and first floor gym and ancillary car parking uses, to use as a hotel (Block A). The hotel development includes a 2 storey extension to the existing 8th floor level (a maximum height of 9 storeys over ground floor retail) and provision of a 9 storey extension to the rear for stair/lift core, plant and circulation areas. The proposal includes the demolition of the existing southern core from first to eighth floor and the construction of a new enclosed stair/lift core from first to ninth floor level. The proposed hotel will provide a total of 150 no. hotel bedrooms, including 7 no. quad/family rooms. The hotel includes associated facilities including concierge/reception, co-working office space, a licenced bar/restaurant use, staff facilities, storage rooms, plant and back of houses areas all at first floor level. The proposed hotel includes a new 2 storey extension on the northern side of the Shopping Centre, providing access to the hotel, with alterations and additions at first floor level to provide connections to the main tower element of the hotel. Access

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to the hotel is also provided via pedestrian entrances along Phibsborough Road; •Construction of a 9 storey purpose-built student accommodation (PBSA) building (Block B), over and adjacent to the existing Phibsborough Shopping Centre) providing 411 no. PBSA bedspaces from first to ninth floor level (including 357 no. single rooms and 27 no. twin rooms, in 57 no. clusters comprising 5 no. 4 bed, 11 no. 5 bed, 1 no. 6 bed, 20 no. 7 bed, 6 no. 8 bed, 13 no. 10 bed and 1 no. 12 bed clusters). The PBSA building ranges in height from 5 storeys along Phibsborough Road, above the existing Shopping Centre and parking at first floor level, to 9 storeys fronting Dalymount Park. The PBSA includes ancillary internal student amenities, including multipurpose space at ground floor level, study rooms and gym at first floor level, and communal open space at ground, second and seventh floor level. A bike and bin store is provided at split ground floor level; •Construction of a 4-storey mixed use building fronting North Circular Road (Block C) providing retail/café/restaurant with take-away use at ground floor level and 23 no. cost-rental apartments from first to third floor level (21 no. 1 beds and 2 no. 2 beds), arranged around a first-floor communal open space. Each apartment includes a private winter garden along the western and northern elevations; •Extensive public realm improvements are proposed, including a new civic plaza linking Phibsborough Road, North Circular Road and Connaught Street, facilitating access to Dalymount Park, and associated public realm works (which includes alterations to the existing footpaths / public roads, internal vehicular and pedestrian routes, boundary treatments, and utility connections), including provision for the BusConnects plans on the Phibsborough Road; •The development includes the removal of existing surface level car parking spaces and the reconfiguration of the existing first floor podium car park, to provide 2 no. spaces at surface level and 49 no. spaces at first floor level for retail and hotel uses. Cycle parking comprising 446 no. long-term spaces and 112 no. short-term spaces is provided to serve the hotel, residential and student accommodation uses; •The development includes upgrades to the façades of the existing Shopping Centre, including the enhancement of existing shopfronts and associated signage zones; •Provision of a new service yard to serve the proposed development to the rear of the site, accessed from Connaught Street; •The proposed development includes 4 no. ESB substations, landscaping, boundary treatments, plant, bin stores, PV panels, servicing, lighting, drainage, attenuation storage and all associated site development works necessary to facilitate the development.

Applicant

Stormborn Capital Acquisition Three Limited

Application Type

Permission

- **If you have any queries regarding this Decision, please contact the number or email shown above**

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IMPORTANT NOTE:

Please be advised that a compliance submission(s) can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

NOTIFICATION OF DECISION TO GRANT PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 (as amended) Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 22-Jun-2026 decided to GRANT PERMISSION for the development described above, subject to the following condition(s).

CONDITION(S) AND REASON(S) FOR CONDITION(S)

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. A development contribution in the sum of €2, 349, 048.00 shall be paid to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution

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should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. A development contribution in the sum of €742, 540.00 shall be paid to the Planning Authority in respect of the LUAS Cross City Scheme. This contribution shall be paid prior to the commencement of development or in such a manner as may otherwise be agreed in writing with the Planning Authority.

The amount due is payable on commencement of development. Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution in respect of the public infrastructure and facilities benefitting development in the Luas Cross City area as provided for on the Supplementary Development Contribution Scheme made for the area of the proposed under Section 49 of the Planning & Development Act 2000 (as amended).

4. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit or a bond of an insurance company/bank .

(a) to secure the satisfactory maintenance, completion and any reinstatement of services/infrastructure currently in the charge of Dublin City Council, including roads, open spaces, car parking spaces, public lighting, sewers and drains.

or

(b) to secure the satisfactory completion of services until taking in charge by a Management Company or by the Local Authority of roads, footpaths, open spaces , street lighting, sewers and drains to the standard required by Dublin City Council.

The form and amount of the security shall be as agreed between the planning authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof.

In the event that land to be used as open space is taken in charge, the title of any such land must be transferred to Dublin City Council at the time of taking in charge.

Reason: To achieve a satisfactory completion of the development.

5. The mitigation measures as set out in the various assessments and reports submitted with this application shall be undertaken in full as amended by conditions

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attached to this permission.

Reason: In the interests of orderly development

6. Block B hereby permitted shall only be occupied as student accommodation, in accordance with the definition of student accommodation provided under section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and shall not be used for any other purpose without a prior grant of planning permission for change of use.

Reason: In the interests of residential amenity and to limit the scope of the proposed development to that for which the application was made.

7. Student Management Plan

(a) The permitted Block B shall be used only as student accommodation, or accommodation related to a Higher Education Institute, during the academic year, and as student accommodation, or accommodation related to a Higher Education Institute, or tourist/visitor accommodation only during academic holiday periods.

(b) The tourist / visitor accommodation use of Block B shall only be occupied for short-term letting periods of no more than two months and shall not be used as independent and separate self-contained permanent residential units.

(c) The student accommodation complex shall be operated and managed by an on-site management team on a 24hour full time basis. A detailed student management plan shall be submitted to and agreed in writing with the planning authority prior to the first occupation of the development. Any changes in the operation and management of the complex shall be the subject of a new planning application.

(d) The development shall not be used for the purposes of permanent residential accommodation, as a hotel, hostel, aparthotel or similar use without a prior grant of permission.

(e) The student residential units shall not be amalgamated or combined.

Reason: In the interests of the amenities of occupiers of the units and surrounding properties.

8. Hotel

The bedrooms and associated facilities and amenities of Block A hereby permitted shall be used as a hotel and for no other purpose within Part 2 or Schedule 2, Part 4

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of the Planning & Development Regulations 2001(as amended) without the prior grant of planning permission.

Reason: To clarify the scope of the permission, in the interests of amenity and the proper planning and development of the area.

9. The commercial/retail floorspaces may be used for uses under Class 1, Class 2 or Class 8, Part 4, Schedule 2 of the Planning & Development Regulations 2001(as amended) except for the commercial ground floor area of Block C which can be used as either café, restaurant with ancillary take-away or for retail uses or a combination of same subject to the written agreement of the Planning Authority prior to its first occupation, with the opening hours also to be agreed.

Reason: In the interests of orderly development

10. Prior to commencement of operations of the any use of the commercial ground floor area of Block C as either café or restaurant in part or whole of said floor area details of proposed opening hours of the to the public and an outdoor seating management plan shall be submitted for the written agreement of the public.

Reason: in the interests of orderly development

11. Details of the materials, colours and textures of all the external finishes, any external wall vents, service doors, any external rainwater goods etc shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

12. Prior to commencement of the development of Block B and Block C the applicant shall submit details for the written agreement of the Planning authority details showing:

The above ground floor south side opes of Block B where they face the above ground floor opes opposite in Block C shall be either fitted with opaque glazing to at last 1.8m above FFL or be subject to a directional treatment such that redirects overlooking to the south west as best as possible.

A solid screen treatment or other measures that minimise potential overlooking from the deck areas over adjoining 3rd party sites.

Reason: in the interests of residential amenity

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13. Prior to commencement of demolition works the applicant shall clarify for the written agreement of the Planning Authority details of the boundary treatment between Block C and the adjacent existing terrace of buildings at 351-357 North Circular Road as well as updates of any adjoining developments as required.

Reason: In the interests of orderly development

14. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no scheme or advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the buildings or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interests of visual amenity.

15. Any roller to the commercial units and its casing shall be recessed behind the glazing and shall be factory finished in a single colour to match the colour scheme of the building prior to their erection. The roller shutters shall be of the open lattice type and shall not be painted on site or left unpainted or used for any form of advertising.

Reason: In the interests of visual amenity

16. Parks

a) Open Space Management

The applicant/developer shall be responsible for maintenance and management of the public open spaces/public realm. The public open spaces will operate as public park/public realm in perpetuity, with public access and use operated strictly in accordance with the management regime, rules and regulations including any byelaws for public open space of the Planning Authority at all times.

b) Landscape scheme to be implemented

i. The developer will retain the professional services of a qualified Landscape Architect throughout the life of the site development works. The landscape scheme accompanying the application shall be amended to include:

ii. The use of natural stone surfacing over at least 80% of the public realm areas.

iii. The positioning of a public artwork.

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- iv. The provision of a gym area in the external communal open space for student accommodation.
- v. The provision of additional seating, including rain sheltered seating in the communal open space for the residential block.
- vi. The amended plan shall be submitted to the planning authority for agreement. The approved scheme shall be implemented fully in the first planting season following completion of the development or completion of any phase of the development, and any vegetation which dies or is removed within 3 years of planting shall be replaced in the first planting season thereafter.
- vii. The Landscape Architect will submit a Landscape Completion Report to the planning authority for written agreement, as verification that the approved landscape plans and specification have been fully implemented and for bond release.
- viii. The landscape scheme shall have regard to the Guidelines for Open Space Development and Taking in Charge and Landscape Completion Report guide, copies of which are available from the Parks and Landscape Services Division.

c) Biodiversity Mitigation, Monitoring & Enhancement

Biodiversity mitigation and monitoring shall be carried out in accordance with the submitted Ecological Impact Assessment. No tree felling shall occur within the bird nesting season. A pre-construction inspection and survey for bats and bat roosts shall occur for all buildings to be demolished or refurbished with the survey report to be submitted to the Planning Authority. A Biodiversity Enhancement Plan shall be submitted prior to commencement of construction for the written approval of the Planning Authority.

Reason: in the interests of amenity, biodiversity and sustainable development.

17. The proposed artworks shall be procured by the development of a design brief with limited competitions between 5 artists selected from a panel. Advice may be sought from the Dublin City Council's Public Arts Officer. The artwork shall be of good quality and will be completed and installed within 6 months of the completion of the development's public realm. An interpretation /name sign including the artist's name, date of artwork and sponsor shall also be installed in proximity to the art.

Reason: in the interests of amenity and sustainable development

18. Archaeology

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The developer shall comply with the following requirements of the Archaeology Section:

- a) The developer shall retain a suitably qualified license eligible archaeologist to advise regarding the archaeological implications of demolition and construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.
- b) The developer's archaeologist shall undertake licensed archaeological monitoring of works.
- c) In the event of in situ archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including all post-1700 AD in situ features and layers. At a minimum recording of all archaeological features shall include a written, photographic, and drawn survey record.
- d) A report containing the results of the archaeological monitoring shall be forwarded on completion to the Planning Authority and National Monuments Service, Department of Housing, Local Government and Heritage.
- e) Following submission of the final report to the Planning Authority, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-44 Pearse Street, Dublin 2.
- f) The applicant shall employ a suitably qualified archaeologist or built heritage specialist to carry out a record of the surviving Tramway Depot walls and the Tramway End Stand in accordance with best practice (See Historic England, Understanding Historic Buildings, 2016). The report should be submitted to the Planning Authority for written approval.
- g) The sections of historic masonry walls which formed part of the Tramway Depot to be removed shall be carefully taken down in accordance with a methodology to be prepared and supervised by a suitably qualified expert in architectural conservation, with the masonry salvaged for appropriate reuse within the overall project or elsewhere.
- h) Provision shall be made within public area of the development for a commemorative feature of appropriate artistic/design quality highlighting the location and relevant details of the former Tramway Depot. This may include reuse of masonry from the walls to be demolished and be informed by the results of archaeological monitoring. The details should be agreed with planning authority in writing.

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Reason: In the interest of preserving industrial heritage material to be destroyed in the course of development.

19. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Any existing over ground cables shall be relocated underground as part of the site development works. No additional extruding plant, telecoms, extraction or ventilation systems other than shown on the submitted drawings shall take place above any parapet levels or on any external walls whether or not they would be exempted development.

Reason: In the interests of visual amenity

20. Electronic communications/digital connectivity infrastructure supporting fixed broadband services as well as mobile network services including ducting or internal conduits, shall be provided within the scheme prior to occupation of the first unit hereby approved. Such ducting or internal conduits shall conform to Dublin City Councils "DCC Guide to the Installation of Telecoms Infrastructure in Residential and Mixed-Use Developments".

Reason: To ensure that all new developments provide open access connectivity arrangements directly to the individual premises to enable service provider competition and consumer choice in accordance with Policy SI46 of the Dublin City Development Plan 2022 - 2028

21. Proposals for the development name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements or 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 interests of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

22. The development shall comply with the following requirements of Transport Planning Division of Dublin City Council:

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Prior to the commencement of the development, the works within the public road shall be agreed in writing with the Planning Authority. The applicant shall contact the Planning Authority and National Transport Authority to ascertain their requirements regarding all works including works to the public roadway along Phibsborough Road to ensure compliance with the permitted Ballymun/Finglas to City Centre Core Bus Corridor (CBC) Scheme (Reg. Ref. HA29.314610). The proposed development shall not impact on area designated for the Permanent Land Acquisition for the Ringsend to City Centre CBC Scheme. Materials in public areas shall be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council

a. Prior to commencement of development the applicant shall agree with Dublin City Council and National Transport Authority (NTA) details on the proposed development to ensure that it facilitates the permitted Ballymun/Finglas to City Centre Core Bus Corridor (CBC) Scheme (Reg. Ref. HA29.314610) in relation to the tie-ins, vertical and horizontal levels, traffic management, including construction traffic; and the location of the development's proposed utilities.

b. The applicant shall continue communication with the NTA during the construction period at regular intervals, including notifying the NTA of any changes to the proposed development during this time, to ensure that the proposed development and the CBC Scheme progress in an integrated manner.

c. In relation to the proposed MetroLink, the applicant shall liaise with Dublin City Council during the proposed developments construction works and MetroLink construction works in relation to construction noise and construction traffic. The applicant shall liaise with Dublin City Council prior to the commencement of development to ensure there are no potential ground deformation impacts from the tunnelling works on the building. The applicant shall refer to the 'MetroLink Guidance Note for Developers' with regard to the subject application.

d. Prior to commencement of development, the applicant / developer shall submit to the planning authority for written agreement a drawing/map delineating areas proposed to be taken in charge. All works and materials shall be in accordance with the Construction Standards for Road and Street Works document and Dublin City Council taken-in-charge standards.

e. Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan for the demolition and construction phase of the development shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the entire development and at each phase, including a detailed traffic management plan, hours of working, noise management measures, off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The appointed contractor shall liaise with Dublin City Council Road Works Control Division and National Transport Authority / appointed contractor constructing

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BusConnects during construction period.

f. No part of the proposed development from basement to roof level (e.g. outward swinging doors, underpinning, secant pile walls, basement area, balconies, etc.) shall overhang either below or above the existing or proposed public road area.

g. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

h. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interest of orderly development, sustainable transportation infrastructure, pedestrian and traffic safety all in accordance with the Dublin City Development Plan 2022 – 2028.

23. The development shall comply with the following requirements of Drainage Planning, Policy and Development Control (DPPDC) section as follows:

a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

b) Records of public surface water sewers are indicative and must be verified on site. If surface water infrastructure is found that is not on public records the developer must immediately contact Dublin City Council to ascertain their requirements.

c) The drainage for the proposed development shall be designed on a completely separate foul and surface water system with a combined final connection into Uisce Éireann's combined sewer system.

d) All surface water discharge from this development must be attenuated to 2 l/s/ha, in accordance with the requirements of the DCC's Sustainable Drainage Design and Evaluation Guide 2021.

e) The development shall incorporate the Sustainable Drainage Systems (SuDS) set out in the Infrastructure Design Report. Full details of these measures shall be submitted for agreement prior to commencement of the development.

f) Full details of any drainage works required to facilitate the upgrade of existing public footpaths and carriageways (relocation of existing gullies, installation of new gullies, etc.) shall be submitted for approval prior to commencement of the development.

g) The outfall surface water manhole and the outfall pipe from this development must

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be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. The outfall manhole shall be located within the final site boundary.

h) All private drainage infrastructure such as, downpipes, gullies, manholes, armstrong junctions, etc. shall be located within the final site boundary. Private drainage infrastructure is not permitted in public areas, or areas intended to be taken in charge.

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water runoff and flood risk as a result of the development.

24. Part V Prior to commencement of development, the applicant shall enter into an agreement with the Planning Authority under Section 96 of the Planning & Development Act 2000 (as substituted by Section 3 of the Planning & Development Amendment Act 2002) in relation to the provision of social and affordable housing, in accordance with the Planning Authority's Housing Strategy unless the applicant has applied for and been granted an Exemption Certificate under Section 97 of the Planning & Development Act 2000 (as amended).

Reason: To comply with the requirements of Part V of the Planning & Development Act 2000 (as amended).

25. a. Prior to the commencement of any works, a Construction and Demolition Waste Management Plan must be furnished to and approved by Dublin City Council having regard to Circular WPR 07/06 - Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects - published by the DECLG, July 2006

b. In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor must notify Dublin City Council and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s).

c. Prior to the commencement of any storage of waste on-site, the applicant must consult with the Waste Regulation Unit of Dublin City Council.

d. Monthly reports regarding the management of the waste during works, must be forwarded electronically to the Waste Regulation Unit of Dublin City Council waste.regulation@dublincity.ie

e. The works must comply with the following:

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- i) Waste Management Act 1996, as amended.
- ii) Dublin City Council Waste Bye-Laws 2013 (Bye-Laws for the storage, presentation and collection of Household and Commercial waste) or any revision thereof.
- iii) Eastern & Midlands Regional Waste Management Plan 2015-2021.
- iv) Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects - DECLG 2006.
- v) Waste Management (Hazardous Waste) (Amendment) Regulations S.I. No 73/2000
- vi) National Hazardous Waste Management Plan 2014-2020
- vii) Article 27 of the European (Waste Directive) Regulations S.I. No 126 of 2011
- viii) Any other relevant Waste Management related regulations
- ix) Dublin City Development Plan (Current Version)

Reason: In order to ensure a satisfactory standard of development

26. The following requirements of the Public Lighting Services Division, Dublin City Council shall be complied with:

- (i) Development shall not commence until full details and specifications of the public lighting system necessary to serve the development and access thereto have been submitted to and agreed in writing by the Planning Authority. For the avoidance of doubt, the proposed lighting system shall comply with the requirements set out in the General Specification for Public Lighting Design and Installation in Housing, Industrial and Commercial Developments (copies available from the Public Lighting Services Division). The proposed lighting system shall, if necessary, provide for the attachment of lanterns and fixtures to buildings in the development.
- (ii) The agreed lighting system shall be fully implemented prior to the first occupation of the development, or if the Planning Permission relates to a phased development, prior to the first occupation of each phase.

Reason: in the interests of a properly planned and serviced development, and in the interests of public safety and convenience.

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Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

t. (01) 222 2288

e. planning@dublincity.ie

27. External lighting of the development shall adhere to the recommendations set out in the ILP's Guidance Note 1 for the Reduction of Obtrusive Light 2021 or CIE 150:2017 Guide. Floodlighting

Reason: In the interests of adjoining amenity

28. Before the use of the commercial ground floor area of Block C, a scheme shall be submitted to and approved in writing by the Planning Authority for the effective control of fumes and odours from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

Reason: In the interests of the amenities of both the immediate neighbours and general surroundings

29. (a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

30. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

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Reason: In order to safeguard the amenities of adjoining residential occupiers.

31. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

32. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

33. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed management Company proposals in this regard shall be submitted to, and agreed with, the planning authority prior to commencement of development,

Reason: To ensure the satisfactory maintenance of this development.

The applicant should note that development on foot of this **Decision to Grant** may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanala following consideration of an appeal.

N.B. It should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal and that a person shall not be entitled solely by reason of a planning permission to carry out any development.

1. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.

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2. A grant of Planning Permission does not entitle the applicant to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
3. Any observations or submissions received by the Planning Authority in relation to this application have been noted.

Note to Applicant:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- Appeals must be received by An Bord Pleanála within FOUR WEEKS beginning on 22-Jun-2026. (N.B. this is not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council:

For Administrative Officer

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 2271

Date 23-Jun-2026

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage