

Hughes Planning
85 Merrion Square South, Dublin 2

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	WEB5185/25
Registration Date	13-Apr-2026
Date of Final Grant	12-Jun-2026
Location	47/49 Fairview Strand, Fairview, Dublin 3, D03E271
Proposal	(i) demolition of existing vacant and derelict buildings on site, formally used as a public house; (ii) the construction of 10 residential units, as follows: (a) the existing building onto Fairview Strand will be replaced with a 3-storey building with external covered stair core consisting of 5 no. units comprising 3 no. 2-bed 3-person duplex units, and 2 no. 2-person studio units; (b) To the rear of the existing building, the development will consist of 4 no. two- storey 2-bed 4-person dwellings. (c) To the northwest of the site fronting onto Esmond Avenue, the development will consist of a two-storey building comprising a bin and bike store at ground level and 1 no. 1-bed 2-person unit at first floor level. The proposed development also includes; (iii) provision of a dedicated bicycle store comprising a total of 12 no. bicycle parking spaces (including 2 no. cargo bicycle parking space). An additional 2 no. covered resident spaces are proposed to the rear of the northernmost dwelling. A total of 5 no. visitor bicycle parking spaces are provided in the form of Sheffield stands located on site; (iv) communal open space is provided to the north of the site; and (v) all associated works including, landscaping, planting and boundary treatments, infrastructure, lighting, foul/surface drainage, and all associated site works necessary to facilitate the development.
Applicant	Rouvroy Limited
Application Type	Permission

IMPORTANT NOTE:

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

- If you have any queries regarding this Final Grant, please contact the number shown above.

NOTIFICATION OF GRANT PERMISSION

GRANT PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. The development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 13th April 2026, 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. 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.

3. This permission is for a total of 10 residential units, as follows: 3 no. 2-bed 3-person duplex units, and 2 no. 2-person studio units, 4 no. two- storey 2-bed 4- person dwellings and 1 no. 1-bed 2-person unit.

Reason: In the interest of clarity

4. Prior to the commencement of development a panel of the proposed finishes to be placed on site to enable the planning authority adjudicate on the proposals. Any proposed render finish to be self-finish in a suitable colour and shall not require painting. Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency, and high maintenance detailing shall be avoided.

Reason: In the interests of orderly development and visual amenity.

5. A conservation expert with proven and appropriate expertise shall be employed to manage and monitor demolition works at 47/49 Fairview Strand, and implement the salvage, storage, repair and reuse of the Victorian columns and pillar, the stained-glass sash window within its structure and historic masonry including rounded stones; as detailed within the Conservation Method Statement prepared by Five-Seven Architects and received by the Planning Authority on 13th April 2026. In this regard, all permitted works shall be designed to cause minimum interference to the aforementioned features.

Reason: To protect the historic features and character of 47/49 Fairview Strand.

6. All landscaping works, including seating / benches etc., shall be installed and completed, within the first planting season following commencement of development, in accordance with landscape drawing no. 8428 prepared by Park Hood Landscape Architects and received by the Planning Authority on 13th April 2026. Any trees and hedging which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of biodiversity and the visual and residential amenity of the area.

7. The applicant shall comply with the following Archaeological requirements of the Planning Authority:

a) Prior to commencement of development the applicant to submit a historic building survey (See Historic England Levels 1-4) of 47/49 Fairview Strand to the planning authority for their written agreement. The survey to be carried out by a suitably qualified heritage professional. It shall include a detailed record and historical analysis of the building and its history using documentary sources and fabric survey. A written, drawn and photographic record of the buildings to be included.

b) The applicant shall submit a report for the written agreement of the planning authority on the implementation of reinstatement of all items identified for salvage and reuse within the Response to Further Information (Doorcase, Staiwell Window, Historic Masonry) prior to the occupation of

the development.

c)The applicant shall retain a suitably qualified license eligible archaeologist to advise regarding the archaeological implications of demolition and construction methodology.

d)The nature, extent, and location of sub-surface archaeological material on the site shall be determined by way of archaeological testing. Trial trenches shall be excavated to the top of the archaeological deposits only.

e)The applicant's archaeologist shall submit their method statement for testing prior to the commencement of development to the Planning Authority for written agreement.

f)A report containing the results of the archaeological testing shall be submitted on completion to the Planning Authority. Where archaeological material is shown to be present through testing, a detailed Impact Statement shall be prepared. A comprehensive mitigation strategy shall be prepared by the consultant archaeologist and included in the report.

g)The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service), shall determine the further archaeological resolution of the site to be agreed in writing. The applicant shall comply in full with any further archaeological requirement, including archaeological monitoring, excavation and/or the preservation in situ of archaeological remains, which may negate the facilitation of all, or part of any basement.

h)Should archaeological excavation occur the following shall be submitted to the Planning Authority

i.A biweekly report on the archaeological excavation during the excavation and post excavation period.

ii.A preliminary report on the archaeological excavation not later than four weeks after the completion of the excavation.

iii.A final report on the archaeological excavations not later than twelve months after the completion of the excavation.

l) 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, Pearse Street, Dublin 2.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

8. The applicant shall comply with the following Drainage requirements of the Planning Authority:

i. A connection from the hereby approved development to the public Surface Water sewer network will only be granted when the applicant has obtained the written permission of the Planning Authority. All expense associated with carrying out the connection work is the responsibility of the applicant. Applicant is not permitted to connect to the public Surface Water network system without written permission from the Planning Authority. Any unauthorised connections shall be removed by the Planning Authority at the applicant's expense. A licence will be required from the Planning Authority to allow the connection work to be carried out. Permission of the Roads Dept of the Planning Authority must also be obtained for any work in the public roadway.

ii. The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of the surface water management proposals shall be agreed in writing with the Planning Authority prior to commencement of construction

iii. All surface water discharge from this development must be attenuated in accordance with the requirements of the DCC's Sustainable Drainage Design and Evaluation Guide (2021), to a maximum of 3.03l/s

iv. Flood mitigation measures detailed in the Site Specific Flood Risk Assessment shall be fully implemented.

v. The outfall surface water manhole and the outfall pipe from this development must 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 of the development.

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

vii. The new paved areas shall incorporate Sustainable Drainage Systems in the management of surface water so that there is no increase in surface water run-off from the development to the drainage network as per Section 9.5.4 Surface Water Management and Sustainable Drainage Systems (SuDS) of the Dublin City Development Plan 2022-2028.

viii. Demolition: the applicant shall protect all public sewers and ensure that no demolition debris or construction material enters the public sewers.

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.

9. The applicant shall comply with the following Transportation requirements of the Planning Authority:

a. Prior to commencement of development, the applicant shall submit revised drawings for the written agreement of the Planning Authority showing a minimum of 17no. long-term bicycle

parking spaces. The drawings shall show how the bicycle parking is secure, conveniently located, sheltered and well lit. Key/fob access should be required to bicycle compounds. Cycle parking design shall allow both wheel and frame to be locked. The bicycle parking numbers agreed under this Condition, shall be constructed and ready for use prior to the first occupation of the development.

b. Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan for the demolition phase of the development shall be submitted to the planning authority for written agreement. This plan shall provide details of intended demolition 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 during the demolition period.

c. Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan for the 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 during construction period.

d. Prior to the occupation of the proposed development, a Mobility Management Strategy shall be submitted to the planning authority for written agreement. The strategy shall address the mobility requirements of future residents and shall promote the use of public transport, cycling and walking and the use of car club spaces. A mobility manager shall be appointed to oversee and co-ordinate the roll out of the strategy.

e. The applicant shall clearly advertise, across all sale / rent / lease platforms used, that the proposed development shall be zero-car parking prior to sale, renting or leasing.

f. No part of the proposed buildings, either above or below ground level (including foundations or balconies) shall overhang the existing or proposed public road.

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 applicant.

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

Reason: In the interests of pedestrian and traffic safety.

10. The applicant shall ensure that electronic communications/digital connectivity infrastructure supporting fixed broadband services as well as mobile network services including ducting or

internal conduits, are 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

11. The development name shall reflect local historical, heritage or cultural associations and the basic generic description (i.e., Court, Quay, Road, etc.) must be appropriate. The planning authority will approve the naming of residential developments in order to avoid confusion with similar names in other locations. Applicant shall agree a scheme's name, which shall be in the Irish language, with the planning authority, prior to commencement of development, and the name selected shall be installed on site. Internal and external street/road signage must be in both the Irish and English languages, or, for newly named developments, in Irish only. All unit numbers must be visible. The developer shall submit a minimum of 2 names and include details of the criteria (including consultation with An Post) used to select the names as well as confirmation that due diligence was undertaken to ensure there is no duplication with existing names in the city or bordering county areas (to ensure no confusion for emergency services). It is also advised that naming proposals are supported with a brief report by a suitably qualified heritage specialist (e.g. Archaeologist, Historian, Conservation Architect, Archivist.)

Reason: In the interests of orderly street naming and numbering; to enhance urban legibility, and to retain local place name associations.

12. 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.

13. 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).

14. A development contribution in the sum of €50, 000 (€5, 000 x 10 units) shall be paid to the Planning Authority as a contribution in lieu of the public open space requirement in respect of public open space 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, as amended.

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. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 (as amended) 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.

15. All floors of Balconies and terraces should be solid and self-draining.

Reason: In the interest of safety and residential amenity.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division
Schedule B: Transportation Planning Division
Schedule C: Air Quality Monitoring and Noise Control Unit

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 or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

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

3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

4. Please find attached an information note from Irish Water regarding the public water & waste water network.

NOTES 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.
- 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

Date _____

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

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