

Planning & Property Development Department  
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála & Forbairt Maoine  
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Mar-2025

of the communal open space. [REDACTED]

surface level.

-All associated works to accommodate the proposed changes,

The remainder of the permitted development, including permitted [REDACTED] the permitted public open space, permitted vehicular and pedestrian/cyclist accesses, site services and all other works will remain as permitted under Reg Ref 313289-22. The proposed amendments will result in a revised total of [REDACTED]

The LRD application may also be inspected online at the following website set up by the applicant: <https://www.hartfieldlrd.ie> or on Dublin City Council Website: <https://www.dublincity.ie>

Applicant

Application Type

[REDACTED]  
Large Residential Development-3

#### IMPORTANT NOTE:

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

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

#### NOTIFICATION OF GRANT OF PERMISSION

**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. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made there under are concerned 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 06/01/2025 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.

**Planning & Property Development Department**  
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

**An Roinn Pleanála & Forbairt Maoine**  
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Mar-2025

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. The applicant shall comply with all previous conditions and requirements of the Parent Permission Ref. ABP-313289-22, save as amended by this scheme.

Reason: In the interest of complying with all previous conditions.

4. The [REDACTED] located on the [REDACTED] on the ground floor shall be omitted from the development.

Reason: In the interest of the privacy and visual amenity of the unit.

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

(i) 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.

(ii) Proposed new [REDACTED] / [REDACTED] shall incorporate Sustainable [REDACTED] 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 the Dublin City Development Plan 2022-2028.

(iii) There shall be no discharge of trade effluent to waters (including groundwater) or sewers except where a licence is granted by the responsible sanitary and/or local authority as required by the Local Government (Water Pollution) Acts, 1977 and 1990.

(iv) 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 2l/s/ha.

(v) Where a tank is to be constructed in a trafficked area, a standard minimum depth of cover from road level to top of the roof of the tank should be 1.2m.

(vi) 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. An overflow to the public drainage network is not allowed.

(v) Recommendations / mitigation measures proposed in the submitted Basement Impact Assessment shall be fully implemented.

(vi) Appropriate petrol interceptors shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. Petrol interceptors shall be installed upstream of the proposed attenuation tanks.

(vii) Demolition: Developer must 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.

6. The development shall comply with the following Transportation Planning Division requirements of the Planning Authority:

(i) Prior to commencement of development, a Mobility Management Plan shall be submitted to and agreed in writing with the planning authority. This plan shall provide for incentives to encourage the use of public transport, cycling, walking. The plan shall outline how the development operates with reduced car parking spaces which must be fully communicated as part of subsequent apartment sales and marketing processes by providing a copy of the Mobility Management Plan to future residents.

(ii) The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority. The specific measures detailed in the MMP to achieve the objectives and modal split targets for the development shall be



implemented in full upon first occupation. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first 5 years following 50% occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

(iii) Prior to commencement of development, the applicant is requested to submit a [REDACTED]  
[REDACTED]

the proposed development and the changes shall be implemented and ready for use prior to occupation of the first residential unit.

(iv) [REDACTED] title 'Proposed Site Plan - [REDACTED]  
[REDACTED] with the application shall be modified to provide a minimum of [REDACTED]  
share use. [REDACTED] beyond that proposed within the application shall  
replace [REDACTED]. The location, layout, dimensions and markings of these spaces shall  
be subject to the written agreement of the planning authority prior to commencement of  
development. The spaces shall be constructed in accordance with the agreed details and shall be  
ready for use upon the first occupation.

(v) A minimum of 50% of the total [REDACTED] proposed on site shall be provided with  
[REDACTED] ready for use upon the  
first occupation. The [REDACTED]  
connection points to allow for [REDACTED] 100% of [REDACTED] and accessible  
spaces shall be provided with [REDACTED] to allow for [REDACTED]  
[REDACTED]. Details of how it is proposed to comply with these requirements shall be submitted to,  
and agreed in writing with, the planning authority prior to commencement of development.

(vi) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development including future tie-ins to public transportation Infrastructure, shall be at the expense of the developer.

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

(viii) Prior to commencement of development, and on appointment of the main contractor, a Construction Management Plan (CMP) shall be submitted to the planning authority for written agreement. Prior to final agreement with the Planning Authority and having regard to the Port Tunnel below the site and to avoid impacting on the integrity of the Port Tunnel, the CMP shall be submitted and agreed in writing with TII. This plan shall provide details of intended construction practice for the development, construction phasing and programme, a detailed traffic management plan, hours of working, noise management measures, off-site disposal of construction and demolition waste, detail on access arrangements for labour, [REDACTED] and [REDACTED]. The CMP should expressly include a method statement for works above the tunnel that reflects the Tunnel Assessment report including an appropriate TII approved risk assessment with mitigation measures, for the written agreement of the planning authority with written approval by TII. The CMP shall



**Planning & Property Development Department**  
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

**An Roinn Pleanála & Forbairt Maoine**  
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Mar-2025

specifically address the issues raised within the submission by TII, dated 8th November 2024 including:

a. The appointment of an appropriate qualified TII representative to supervise and monitor the development practises and works in proximity to, and in the vicinity of the Dublin Tunnel. The TII representative shall report and act on TII's behalf. The TII representative shall be:-

- i. appointed at the developer's expense;
- ii. given full site access throughout the construction phase;
- iii. included in the circulation of the site progress reports and programme updates;
- iv. in attendance at any site progress meetings undertaken during the construction phase; and
- v. provided with appropriate site facilities to accommodate the representative to the satisfaction of TII.

b. Any additional works required as a result of the requirements of the TII representative should be funded by the developer. Appropriate legal agreements with regard to the appointment of the TII representative and their role shall be undertaken between the planning authority, TII, and the developer and be completed prior to the commencement of development. The developer shall be responsible for any costs which may arise out of, or in consequence of, the design or construction of the proposed development on the Dublin Tunnel.

Reason: In the interest of orderly development and sustainable transport infrastructure on site to serve the mobility requirements of residents.

7. The following Environmental Health Section requirements of the Planning Authority shall be complied with:

(i) A Construction Management Plan shall be included as part of this application prepared by the awarded contractor. This plan shall be developed with reference to the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition produced by the Air Quality Monitoring and Noise Control Unit of Dublin City Council. This unit requires that the measures for "High Risk" sites contained in the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition be added to the measures contained in the Construction management Plan, or a signed statement on head of paper submitted on behalf of the awarded contractor, stating adherence to measures for high risk sites contained within the document. This shall be submitted to the Air Quality Monitoring & Noise Control Unit for reviewing before works commence. Any dust monitoring onsite shall be real-time dust monitoring, as opposed to the Bergerhoff method. This is contained within the guidance document above.

(ii) Due to the proximity to local residents and other sensitive receptors such as [REDACTED] to the [REDACTED] and the likely use of generators to provide

power to the cranes, this unit would recommend placing generators at the least intrusive location. This unit also recommends these generators have acoustic barriers/enclosures built around them in order to reduce sound levels at the nearest noise sensitive receptors. This shall be included within the Construction Management Plan for the site.

(iii) The hours of operation during the demolition and construction phase shall be restricted to 7.00am to 6pm, Monday to Friday, and 8.00am to 2.00pm on Saturdays. Permission to work outside of these hours must be subject to the approval of Dublin City Council

(B) Noise Control Recommended Conditions and Comments regarding [REDACTED]

(i) The LAeq level measured over 15 minutes (daytime) or 5 minutes (nighttime) at a noise sensitive premises when plant is operating shall not exceed the LA90 (15 minutes day or 5 minutes night), by 5 decibels or more, measured from the same position, under the same conditions and during a comparable period with no plant in operation.

(ii) Noise levels should 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.

(C) Air Quality Control –General Recommended Conditions and Comments regarding retail/cafe units

(i) All emissions to air associated with the development must be free from offensive odour and shall not result in an impairment of or an interference with amenities or the environment.

(ii) A suitably qualified and experienced person should undertake the design and installation of the ventilation system

(iii) A suitable filtration system must be installed to neutralise odours prior to their discharge

(iv) The ventilation/extraction systems should be designed and be so sited to ensure the emissions will cause no nuisance.

Reason: In order to safeguard the amenities of adjoining premises, residential amenity, and the general surroundings.

8. A window display shall be maintained at all times, and the glazing to the shopfront shall be kept free of all stickers, posters and advertisements.

Reason: In the interests of visual amenity to the public domain.

9. The sound levels from any loudspeaker announcements, music or other material projected in or from the premises shall be controlled so as to ensure the sound is not audible in adjoining



**Planning & Property Development Department**  
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

**An Roinn Pleanála & Forbairt Maoine**  
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Mar-2025

premises or at two metres from the frontage.

Reason: In the interests of environmental amenity.

10. Security shutters, if necessary, shall have their shutter box located entirely behind the fascia and no part of the shutters, their supports or fittings shall encroach on the public footpath. The said shutters shall be open mesh or see-through, shall be finished in a single colour and shall not be left unpainted or used for advertising.

Reason: In the interests of visual amenity.

11. Landscape scheme to be implemented

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 as follows:

(i) Inclusion of [REDACTED] value

(ii) Inclusion of [REDACTED]

(iii) Public plaza to include a minimum of 80% natural stone finishes, artwork and distinctive bench seating.

(iv) Inclusion of 50% seating with arm and back rests and 50% external cycle stands with weather covers.

(v) An arboricultural report for any existing trees impacted by the development layout.

(vi) Details of the public open space connection area with main public open space to the east.

(vii) The amended scheme and full details, including biodiverse green roofs shall be submitted to the planning authority for agreement and 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.

(viii) The Landscape Architect will submit a Landscape Completion Report to the planning authority for written agreement, as verification that the approved landscape plans, tree protection and specification have been fully implemented and for bond release.

(ix) The landscape scheme shall have regard to the Guidelines for Open Space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.



**Planning & Property Development Department**  
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

**An Roinn Pleanála & Forbairt Maoine**  
Bloc 4, Uirlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Mar-2025

Reason: In the interests of amenity, ecology and sustainable development.

12. Details of signage relating to the creche unit and cafe unit shall be submitted to and agreed in writing in addition to opening hours with the planning authority prior to commencement of development.

Reason: In the interest of visual 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

**Planning & Property Development Department**  
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

**An Roinn Pleanála & Forbairt Maoin**  
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Mar-2025

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

**Planning & Property Development Department**  
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

**An Roinn Pleanála & Forbairt Maoine**  
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Mar-2025



**NOTIFICATION OF ENTRY ONTO REGISTER - 7 DAY NOTICE**

County: Dublin City Council

To:

Date of Receipt of Notice: 16/04/2024 02:00pm

Date Entered onto Register: 22/04/2024

7 Day Notice Number :

Description of Commenced Building or Works: Proposed construction of a  
apartment building to be known as  
at Hartfield Place, Swords Road, Whitehall,  
Dublin 9.

Address: 19B High Park Whitehall Dublin

Dear Sir / Madam

Dublin City Council as the Building Control Authority hereby notifies you, in accordance with Article 20A (3)(b) of the Building Control Regulations 1997 - 2015, that the 7 Day Notice, submitted on the 16/04/2024 02:00pm, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 22/04/2024.

Yours Faithfully  
Dublin City Council

---

**Note 1:**

*The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to -*

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

**Note 2:**

*Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate.*

*If, subsequent to validation, it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to enforcement proceedings. Enforcement carries a cost.*

**NOTIFICATION OF ENTRY ONTO REGISTER - 7 DAY NOTICE**

County: Dublin City Council

To:

Date of Receipt of Notice: 16/04/2024 02:00pm

Date Entered onto Register: 22/04/2024

7 Day Notice Number :

Description of Commenced Building or Works: Proposed construction of  
apartment building to be known  
at Hartfield Place, Swords Road, Whitehall,  
Drumcondra, Dublin 9

Address: Swords Road Dublin Dublin

Dear Sir / Madam

Dublin City Council as the Building Control Authority hereby notifies you, in accordance with Article 20A (3)(b) of the Building Control Regulations 1997 - 2015, that the 7 Day Notice, submitted on the 16/04/2024 02:00pm, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 22/04/2024.

Yours Faithfully  
Dublin City Council

---

**Note 1:**

*The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to -*

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

**Note 2:**

*Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate.*

*If, subsequent to validation, it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to enforcement proceedings. Enforcement carries a cost.*

# Land Registry

County Dublin

Folio 173201F

## Register of Ownership of Freehold Land

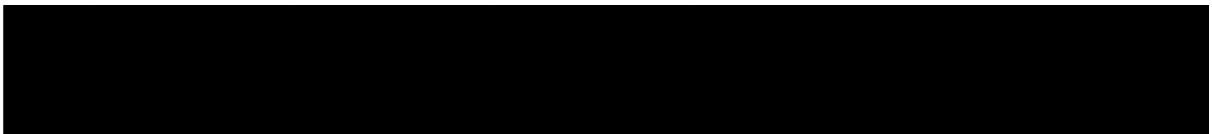
### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1		

1





# Land Registry

County Dublin

Folio 173201F

## Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.

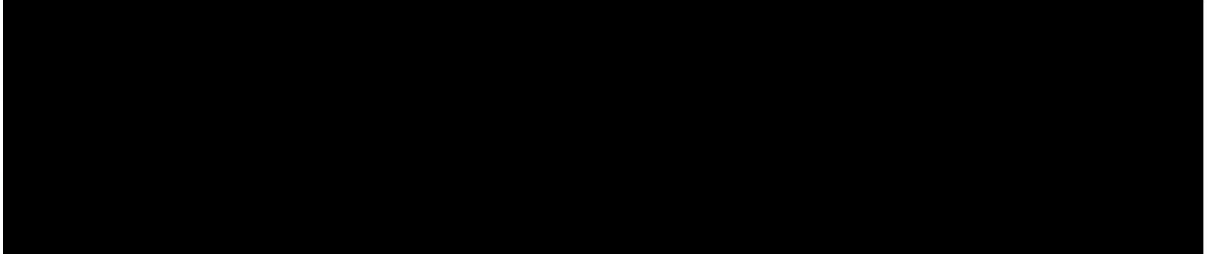
# Land Registry

County Dublin

Folio 173201F

## Part 2 - Ownership

Title ABSOLUTE

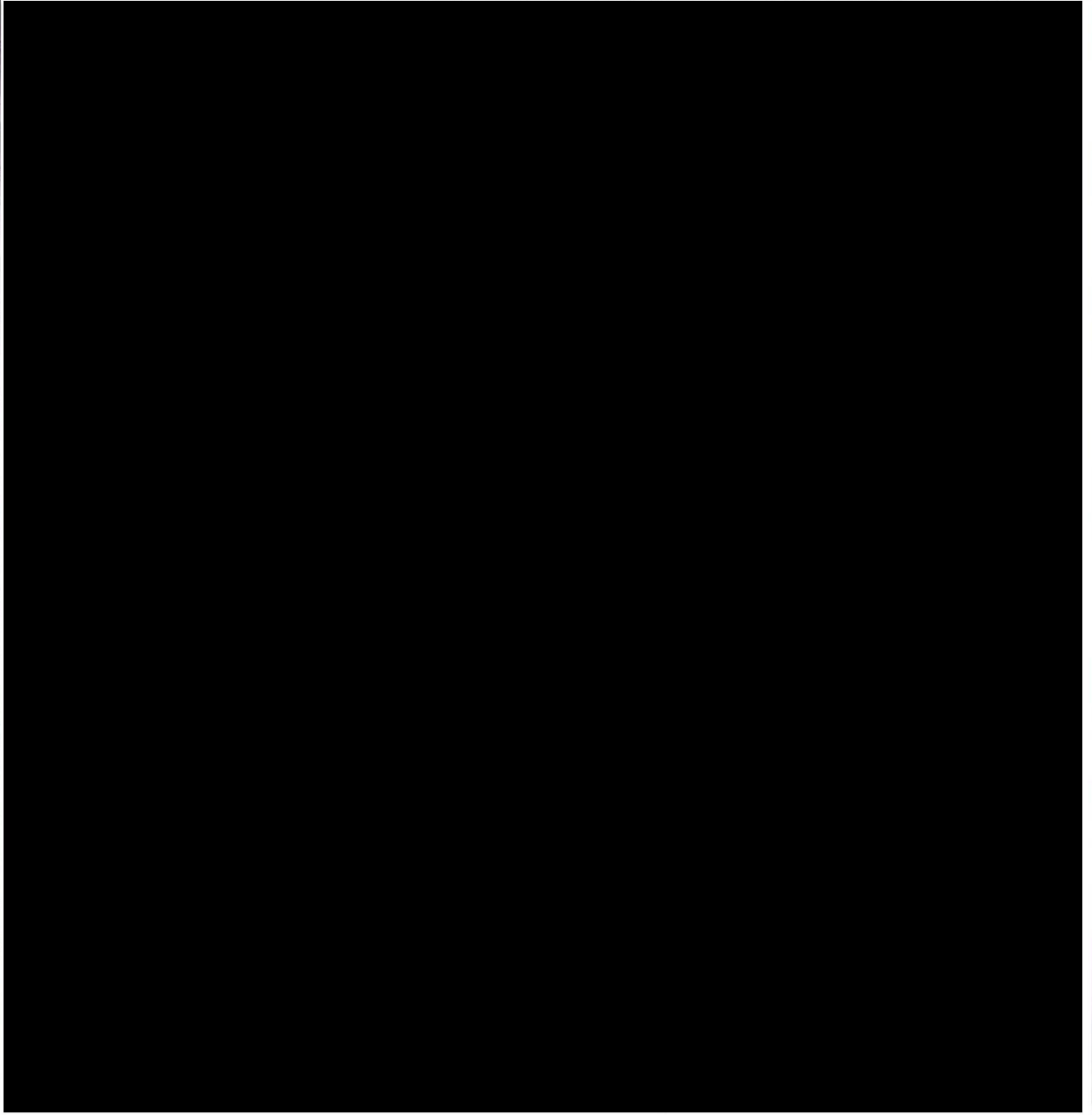
No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	
2	

# Land Registry

County Dublin

Folio 173201F

## Part 3 - Burdens and Notices of Burdens

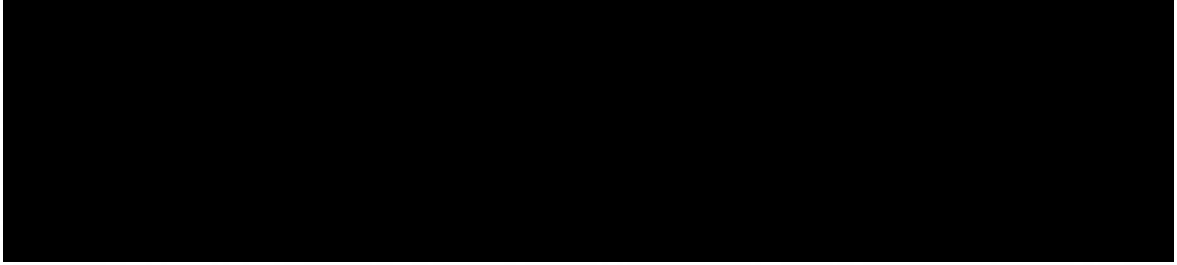
No.	Particulars
1	
2	
3	
4	
5	
6	



# Land Registry

County Dublin

Folio 173201F

No.	Particulars
7	



The Property  
Registration Authority  
An tUdarás  
Clárúcháin Maoine  
Folio: DN173201F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.prai.ie](http://www.prai.ie).

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a non-conclusive boundary system.**  
**The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



1:2500 Scale