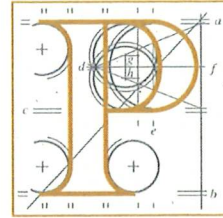


Our Case Number: ABP-322688-25



An
Coimisiún
Pleanála

Dublin City Council South
Planning & Property Development Department
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

Date: 07 OCT 2025

Re: To amend the approved Poolbeg West Planning Scheme 2019.
Poolbeg West, Dublin

Dear Sir / Madam,

An order has been made by An Coimisiún Pleanála determining the above-mentioned matter under the Planning and Development Act 2000, as amended. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Commission will also make available the Inspector's Report, the Direction and Commission Order in respect of the matter on the Commission's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Commission is closed.

Yours faithfully,

Rory Kelleedy
Executive Officer

BP100N

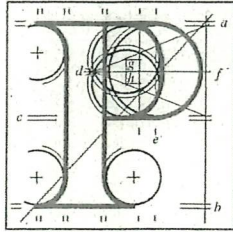
PLANNING DEPARTMENT

- 8 OCT 2025

RECEIVED

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Coimisiún
Pleanála

Commission Order
ABP-322688-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Amendment to the Poolbeg West SDZ Planning Scheme

WHEREAS An Coimisiún Pleanála decided, under section 169(7) of the Planning and Development Act, 2000, to approve the making of the Poolbeg West Planning Scheme 2019, and this scheme was subsequently published by Dublin City Council,

AND WHEREAS on the 4th day of June 2025 Dublin City Council applied to An Coimisiún Pleanála to make amendments to the same planning scheme, relating to the construction Phase 2 to proceed in advance of specific infrastructure projects, provided that no residential units or commercial floor space are occupied until the aforementioned projects are constructed and operational,

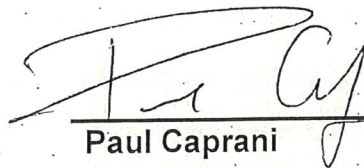
AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) the planning history of the SDZ scheme, and to the overall aims and objectives of the approved planning scheme,

- (b) the nature of the proposed amendment (Amendment Ref. 1), as set out in 'Appendix 1: Proposed Amendments to the Planning Scheme' of the application, and
- (c) the report of the Inspector,

AND WHEREAS An Coimisiún Pleanála has concluded that the proposed amendments would satisfy the criteria of section 170A(3)(b) of the Planning and Development Act, 2000 (as amended), and therefore would not be of such a nature as to affect the overall nature of the scheme or require a more fundamental review procedure to be followed. It is concluded that the proposed amendment would not be material, given the limited potential to impact on the overall scheme objectives or the character of the overall Poolbeg West area.

NOW THEREFORE An Coimisiún Pleanála hereby decides to approve the proposed amendment under section 170A(4)(a) and notify the Planning Authority of the approval of the amendment in accordance with section 170A(11).



Paul Caprani

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



Dated this 7th day of October 2025.