



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021546-25**  
**ABP-321147-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 11/12/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition 4 to read as follows:

4. (a) All external finishes shall be neutral in colour, tone and texture. Prior to commencement of construction of the house, details of the materials, colours and textures of all the external finishes to the proposed house shall be submitted to the planning authority for written agreement.

(b) Stonework to the external walls shall be constructed of natural stone which shall be sourced locally.

**Reason:** To integrate the structure into the surrounding area.

Attach condition 11 and the reason therefor.

**Planning**

**Commissioner:**

MaryRose McGovern

**Date:** 11/12/2025

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the location of the site, and noting the topography of the area and the pattern of development in the vicinity, it is considered that the proposed first floor element of the replacement house, by reason of its limited scale, nature and design, and its elevation with respect to nearby properties, would not detract from the character of the proposed dwelling and would not seriously injure the visual or landscape amenities of the area or the residential amenities of property in the vicinity. The planning authority's condition number 4(a) requiring the omission of the proposed first floor element is, therefore, not warranted and condition number 4 should be amended accordingly.

It is further considered, having regard to the acceptability of the proposed first floor element, that the planning authority's condition number 11 should be attached and not amended.