



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020552-25**  
**ABP-322495-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 28/08/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

*Marie O'Connor*  
Marie O'Connor

**Date:** 28/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the planning history of the site and to the nature and extent of the proposed works along with the development to be retained, it is considered that the development proposed to be retained and completed, subject to the conditions set out below, would be acceptable in terms of design and amenity, would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health or the environment. The development proposed to be retained and completed would therefore be in accordance with proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and carried out in accordance with the plans and particulars submitted with the planning application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference 2460024 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The flat roofs in the setback areas at first floor level shall not be used as amenity space and shall only be accessible for essential maintenance.

**Reason:** In the interest of residential amenity and clarity.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities 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 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.



**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.