

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020621-25**  
**ABP-322508-25**

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to RETAIN condition number 2 and the reason therefor.

The Commission, in accordance with section 48 of the Planning and Development Act 2000, as amended, considered that, based on the reasons and considerations set out below, the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 7 and directs the said Council to RETAIN condition number 7 and the reason therefor.

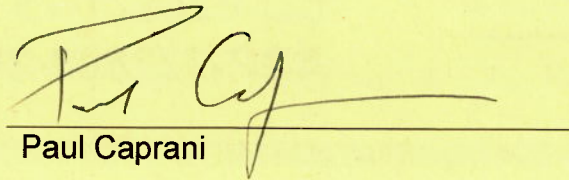
### **Reasons and Considerations**

Having regard to the nature of the proposed development, as an ancillary residential unit to the main dwelling house which according to the information submitted with the planning application that stated that the ancillary unit was solely for the clients family's use, and other matters, as applied for, the scale of the proposed development, the pattern of development in the area, and the existing residential use on site, it is considered that that retention of condition numbers 2 and 7 of the planning authority's decision to grant planning permission is reasonable and that the

proposed development, as submitted, would be in accordance with the proper planning and sustainable development of the area.

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 09/09/2025