



An
Coimisiún
Pleanála

Direction
CD-020723-25
ABP-322617-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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:


Stephen Bohan

Date: 18/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the secluded location of the site at the end of a very minor public road and in an area designated as the lowest landscape category, that is, Landscape Category 'Class 1-Low: unlikely to be adversely affected by change' and to the modest scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the retention of the development would not seriously injure the general amenity of the area, would not seriously injure the visual or residential amenities of property in the vicinity, and would not be prejudicial

to public health. The retention of the development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - a. The structure hereby permitted shall be used for home office working only, and only by permanent occupants of the associated parent dwelling.
 - b. Class 2 office use where services are provided principally to visiting members of the public or clients, is hereby prohibited.
 - c. Within three months of the date of this Retention Permission, the access path between the vehicular access to the site and the proposed garden office shall be permanently blocked off in accordance with details to be agreed with the Planning Authority prior to the commencement of such works.

Reason: In the interests of orderly development, in the interests of public safety, and to clarify the terms of the permission.

3. 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 Bord 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.