



An
Coimisiún
Pleanála

Direction
CD-020804-25
ABP-322630-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26/09/2025.

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:

Eamonn James Kelly

Date: 26/09/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the setting of the Architectural Conservation Area, would be acceptable in terms of architectural heritage, residential amenity and would not adversely affect the development potential of sites in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No material change of use shall take place without a prior grant of planning permission.

Reason: In the interest of the proper planning and sustainable development of the area.

3. (a) All surface water run-off from the development proposed to be retained shall be collected and disposed of to the public surface water sewer network. No such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties.
(b) The development proposed to be retained shall not interfere with existing land or road drainage.

Reason: To prevent flooding of the public road, in the interest of traffic safety, and in the interest of public health.

4. Any external lighting shall be cowled and directed away from the public roadway and adjoining properties.

Reason: In the interest of traffic safety and residential amenity.

5. (a) Noise resulting from operations affecting nearby noise sensitive locations shall not exceed the background level by 10 dB(A) or more or exceed EPAs NG4 (Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities) limits whichever is lesser (as measured from the facade of the nearest noise sensitive locations). a) Daytime (0700-1900) 55 dB LAr, T (rated noise level, equal to LAeq during a specified time interval *EPA NG4) b) Evening (1900- 2300)- 50 dB LAr, T c) Night-time (2300- 0700)- 45 dB LAr, T. As measured from the facade of the nearest noise sensitive location. Clearly audible and impulsive tones at noise sensitive locations during the evening and night shall be avoided irrespective of the noise level.

(b) There shall be no outbreak of amplified music from any activities, at nearby noise sensitive locations.

Reason: To protect the residential amenities of property in the vicinity of the site.

6. 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 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.