



An
Coimisiún
Pleanála

Direction
CD-020785-25
ABP-322710-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24/09/2025.

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: Patricia Calleary **Date:** 24/09/2025
Patricia Calleary

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the land use zoning objective 'A' for the site, and Development Plan policy, including Specific Local Objective 130, HER 13 (Architectural Conservation Areas) and Sections 12.3.1 (Quality Design) and 12.3.4.2 (Habitable Rooms) and national guidelines 'Sustainable Residential Development and Compact Settlement Guidelines (2024)' and 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes and Sustainable Communities (2007) and the design, layout and minor scale of the proposed development and works to be retained, it is considered that, subject to compliance with conditions set out below,

the proposed development would not seriously injure the internal residential amenities or adjoining residential amenity of property in the vicinity or negatively impact the character of the Architectural Conservation Area or adjoining Protected Structures. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: To clarify the plans and particulars for which permission is granted.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of An Coimisiún Pleanála Reference PL06D.248079 planning authority register reference D16A/0732, An Coimisiún Pleanála Reference PL06D.313426, planning authority register reference D22A/0095, and An Coimisiún Pleanála Reference PL06D.319755, planning authority register reference D24A/0115 unless the conditions set out hereunder specify otherwise.

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

3. All proposed external finishes shall harmonise in material, colour and texture with the existing dwelling on site.

Reason: In the interest of visual amenity.