

An
Coimisiún
Pleanála

Direction
CD-020910-25
ACP-322961-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08/10/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

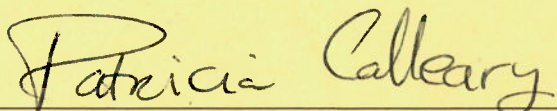
Attach condition number 2 to read:

2. The applicant shall reduce the roof height of the structure to a maximum parapet/ ridge height of circa 4.3 metre.

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

Planning

Commissioner:


Patricia Calleary

Date: 08/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission was satisfied that condition number 2, as attached by the planning authority, fulfils the aim of safeguarding the existing visual and residential amenities of the area which is in accordance with Zoning Objective 'RS' Residential of the Fingal Development Plan 2023 – 2029, relating to the appeal site, which seeks to 'provide for residential development and protect and improve residential amenity', whilst also ensuring compliance with Section 14.10.4 of the same plan, in relation to garden rooms.