

An
Coimisiún
Pleanála

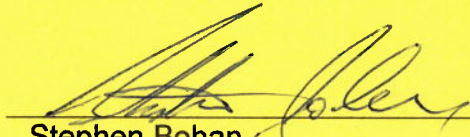
Direction
CD-021015-25
ACP-322990-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20/10/2025.

The Commission decided to grant retention 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: 21/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the pattern of existing development in the area, the site's location and the scale of development relative to its surrounding residential area, it is considered to be a form of development that would not, subject to compliance with conditions set out below, contravene the Dublin City Council Development Plan 2022-2028 or the Department of Housing, Local Government and Heritage - Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, and would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would

therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed for retention shall be carried out and completed in accordance with the plans and particulars lodged with the application and received by the planning authority on the 24th day of April 2025, 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission [Register Reference 3800/20, 310278-21 (An Bord Pleanála ref) and WEB2134/23] unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

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