

An
Coimisiún
Pleanála

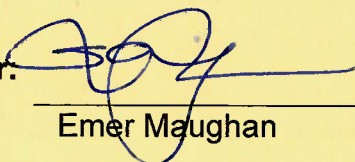
Direction
CD-020942-25
ACP-323061-25

The submissions on this file and the Inspector's report were considered at a meeting held on 13/10/2025.

The Commission decided, in a 2:1 majority decision, 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:


Emer Maughan

Date: 13/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the development proposed and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and 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, as amended by the further plans and particulars received by the planning authority on the 29th day of May 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. The proposed development shall be amended as follows:
 - (a) The front (northern elevation) of the extension over ground and first floor levels shall be set back from the front elevation of the host dwelling by not less than 0.5 metre.
 - (b) The front (northern elevation) of the extension at ground floor level shall be fitted with a wall and window opening as set out in the plans and particulars lodged with the planning authority on the 7th day of October, 2024.
 - (c) Window opening sizes to front (northern elevation) to match fenestration in existing dwelling.
 - (d) All external finishes to the proposed extension shall match those of the existing dwelling in terms of materials, textures and colours used.
 - (e) The sill level of the two high level window openings at first floor in the western gable elevation shall be positioned not less than 2.1 metres above the finished floor level. The windows shall be designed so as to be non-openable with opaque glazing maintained therein indefinitely.

Revised drawings showing compliance with these requirements shall be

submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

- 3 The total number of bedrooms within the dwelling house as extended shall not exceed four number as per floor plans submitted to the planning authority on the 7th day of October, 2024 and on the 29th day of May, 2025. Any proposed change of use to provide for additional bedroom accommodation within the property, over and above that shown on the approved plans shall require a prior grant of planning permission.

Reason: In the interest of clarity and to ensure the satisfactory operation of wastewater infrastructure.

- 4 The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

5. Storage areas at ground level shall be used solely for use incidental to the enjoyment of the dwelling house as a residential unit and shall not be used for commercial purposes.

Reason: In the interest of residential amenity.

6. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

8. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

9. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

10. 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 the 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.