

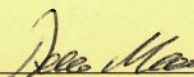
An
Coimisiún
Pleanála

Direction
CD-021271-25
ACP-323072-25

The submissions on this file and the Inspector's report were considered at a meeting held on 14/11/2025.

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:


Declan Moore

Date: 14/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The building as extended is visually integrated into the streetscape and would not seriously injure the visual amenity of the area. The single storey rear extension and ancillary outbuilding proposed to be retained, subject to compliance with the conditions set out below, would comply with Policy SPQHP41, Objective SPQHO45, Section 14.10.2 and Section 14.10.2.3 of the Fingal Development Plan 2023-2029. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission was satisfied that there was sufficient interest to grant planning permission as the extension does not encroach into the neighbouring property at 07 Mount Garrett Park. Such a grant of permission remains subject to the provisions of section 34(13) of the Planning and Development Act, 2000, as amended, where a person is not entitled solely by reason of a grant of permission to carry out any development. Where a dispute exists about rights over land, these are ultimately matters for resolution in the Courts.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. The development shall comply with the following requirements:
 - (a) no surface water/rainwater shall discharge to the foul water system under any circumstances, and
 - (b) surface water drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC, April 2006.

Reason: In the interest of public health