

An  
Coimisiún  
Pleanála


**Direction**  
**CD-021131-25**  
**ACP-323197-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 31/10/2025.

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:**

  
Stephen Bohan

**Date:** 03/11/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the land use zoning objective 'A' for the site, and Development Plan policy, including 12.3.7.1 Extension to Dwellings and 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes and Sustainable Communities (2007)' and the design, aspect, location and scale of the proposed development, it is considered subject to compliance with the conditions set out below, that the proposed development would not seriously injure the adjoining residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission also considered the first party appeal by the applicant against the planning authority's decision, specifically in respect of Condition 2 of the grant of permission issued under DLRDCC Reg. Ref.D25B/0281. The Commission had regard to the Inspector's Report and to the submissions on file, and decided as follows:

#### **Condition 2**

The Commission concurred with the Inspector that in terms of impacts on the adjoining residential amenity of No. 22 these are in line with what might be expected in an established residential area such as this. Furthermore, given the scale, height and design of the development as submitted the proposed works are considered appropriate to the suburban location and context and that the proximity to boundaries proposed would not unduly overbear, overlook or overshadow adjoining properties, and would not seriously injure the amenities of property in the vicinity of the site. The Commission therefore determined that Condition 2 is not warranted and shall be omitted.

#### **Conditions**

1. The development shall be carried out and completed 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. 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 planning authority register reference number D24B/0536/WEB 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. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.