



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021188-25**  
**ACP-323212-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 05/11/2025.

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:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 06/11/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the scale, form and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not adversely impact the residential amenity of neighbouring property, in terms of overlooking, nor would it impact on the character and visual amenity of the existing building and surrounding streetscape. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **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. 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. Save for one number roof light to the side and two number roof lights to the rear, and the finish amendments granted on foot of this permission, the development shall otherwise be retained and completed in strict accordance with the terms and conditions of Planning Permission Register Reference Number D24A/0168, save as may be required by the other conditions attached hereto.

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