

An
Coimisiún
Pleanála

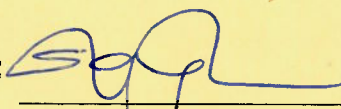
Direction
CD-021288-25
ACP-323253-25

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:


Emer Maughan

Date: 19/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to zoning of the site, the nature and scale of the development serving existing agricultural uses, and the policy objectives set out in the South Dublin County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would protect and enhance the outstanding natural character of the Dublin Mountains Area, would protect road safety and would protect the natural, cultural and built heritage of the area. The proposed development and the development proposed to be retained would, therefore, be in accordance with the

provisions of the South Dublin County Development Plan 2022-2028 and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained 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 13th day of June, 2025 and the further plans and particulars received by An Coimisiún Pleanála on the 5th day of August, 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. Prior to the commencement of the development, details the proposed entrance gate arrangements including setbacks and the removal of any pole or structure shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of traffic safety.

3. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

- (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.
- (c) Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer onto the public road or footpath on road safety grounds

Reason: In the interest of traffic safety and to prevent flooding or pollution.