The submissions on this file and the Inspector's report were considered at a meeting held on 18/11/2025.

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:

Tom Rabbette

Date: 19/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the scale, form and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact the residential amenity of neighbouring property or the character and visual amenity of the existing building and surrounding streetscape. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars received by An Coimisiún Pleanála on the 18th day of August 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. Save for dormer window grant on the 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 D24A/0932/WEB, as amended by planning authority reference D25A/0183/WEB, 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.