

An
Coimisiún
Pleanála

Direction
CD- 022188-26
ACP-323512-25

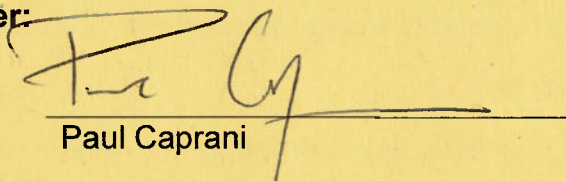
The submissions on this file and the Inspector's report and addendum report were considered at a meeting held on 18/05/2026.

The Commission decided to not to consider the development under the provisions of Section 139, and to consider the application in its entirety and de novo. The Commission decided to grant planning permission for the proposed development in accordance with the plans and particulars lodged based on the reasons and considerations set out below.

Planning

Commissioner:

Date: 13/01/2026


Paul Caprani

Reasons and Considerations

Having regard to the modest size and scale of the development, it is considered that subject to the conditions set out below, the proposed development would not injure the visual or residential amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

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. The proposed pedestrian side gate along the southern boundary wall of the development shall be omitted.

Reason: In the interest of orderly development and to ensure the integrity of the public open space is maintained.

3. The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

Note: In accordance with the inspectors recommendation, the Commission decided to omit condition number 4 on the basis that the proposed extension is to be located wholly within the curtilage of the existing dwelling and that condition number 1 is considered adequate to ensure that the proposed development is constructed in compliance with the approved drawings. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.