

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021666-26**  
**ACP-323545-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 08/01/2026.

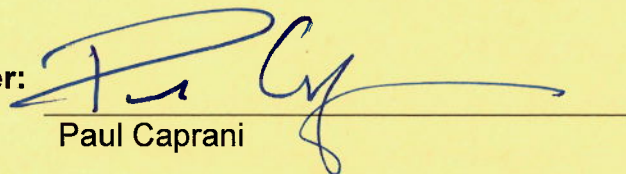
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition numbers 2 and 11 as follows

Attach further condition(s) as follows

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 08/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the nature of the conditions the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to **AMEND** condition numbers 2 and 11 so that they shall be as follows for the reasons set out.

2. The extensions to the dwelling shall be constructed in accordance with the plans and particulars received by the planning authority on the 29<sup>th</sup> day of April, 2025.

**Reason:** In the interest of visual amenity.

11. Foul drainage shall be by means of a secondary wastewater treatment unit and soil polishing area as detailed in the plans and particulars received by the planning authority on the 29<sup>th</sup> day of April, 2025. This secondary treatment unit and soil polishing area shall meet all the requirements of the Code of Practice, Wastewater Treatment Disposal System Serving Single Houses (p.e < 10) EPA 2021 and shall be installed and maintained in accordance with the manufacturer's instructions. Prior to commencement of development, a revised site layout plan showing the secondary treatment unit and soil polishing area shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of public health.