



**An  
Coimisiún  
Pleanála**

**Direction  
CD-021792-26  
ACP-323624-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 22/01/2026.

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:**

MaryRose McGovern

**Date:** 22/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the nature, scale, design and use of the proposed garage with water pump, as an ancillary element to the existing residential use, it is considered that, subject to the conditions set out below, the proposed development would not have a significant adverse effect on the proposed Natural Heritage Area (pNHA) or on the adjacent Special Area of Conservation (SAC). In this respect it is considered that the proposed development would not give rise to significant visual impact, would not significantly impact adversely on the existing mature trees and vegetation, and would not impact adversely on environmental amenity in the vicinity. 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. Prior to commencement of development, the applicant shall submit, for the written agreement of the planning authority, an accurate arboricultural survey report, setting out the species, height, girth, crown spread and condition of each tree on the site. The report shall contain details of the trees to be removed, the trees to be retained, and measures to be implemented for the protection of the trees to be retained.

**Reason:** To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

4. All service cables associated with the proposed development (such as electrical or telecommunications) shall be located underground.

**Reason:** In the interests of visual and residential amenity.



5. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to the enjoyment of the dwelling, whether or not such use might otherwise constitute exempted development.

**Reason:** In the interest of orderly development and the amenities of the area.

6. 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:**

The Commission noted that Section 34(13) of the Planning and Development Act 2000, as amended, states that:

*'A person shall not be entitled solely by reason of a permission under this section to carry out any development'*