



The submissions on this file and the Inspector's report were considered at a meeting held on 19 January 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the attached copy of the draft order, reasons, considerations and conditions.

**Planning Commissioner:**

*Marie O'Connor*  
**Marie O'Connor**

**Date:**

## **Reasons and Considerations**

Having regard to the provisions of the South Dublin County Development Plan 2022-2026, the South Dublin County Council Extension Design Guide 2025, and the nature and scale of the development to be retained including the extended treatment room / home office building with pergola element, it is considered that subject to compliance with the conditions set out below, the proposal would not detract from the visual amenities and character of the area, would not interfere

with a view of special amenity value, would not set an undesirable precedent for other similar future developments, would be subordinate to the main dwelling on the site and would 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 and Drawing PL101 submitted with the planning appeal, 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 extended treatment room / home office building to be retained shall comply with the conditions of An Bord Pleanála Reference Number ABP-305380-19, except as otherwise may be required in order to comply with this Order.

**Reason:** In the interest of clarity.

3. The developer shall submit updated drawing PL101 (scale 1:200) and a drawing to a scale of not less than [1:50] of the extended treatment room/ home office building to be retained to include elevations, plans, sections and measurements of the structure, externally and internally, to be agreed in writing with the planning authority.

**Reason:** In the interest of clarity.

4. (a) The garden room and treatment rooms/home office to be retained shall be for use ancillary to the enjoyment of the main dwelling. The structures shall not be used as habitable accommodation or as an independent self-contained living unit.
- (b) The subject structure shall not be sold, let or otherwise transferred or conveyed, save as part of the house.

**Reason:** In the interests of clarity, compliance with the rural housing policy of the South Dublin County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

5. 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.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.