


An
Coimisiún
Pleanála

Commission Direction
CD-000058
PL-500022-DR

The submissions on this file and the Inspector's report were considered at a meeting held on 27 January 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:


Emer Maughan

Date:

29th day of January 2026

Having regard to the Objective A zoning objective for the site, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential or visual amenities, established character or appearance of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interest of clarity

2. The proposed photovoltaic (PV) panels to the front pitch of the main roof shall be omitted from the development.

Reason: In order to safeguard the piecemeal architectural or historical interest of the building, and in the interests of residential amenity.

3. Prior to commencement of development, the applicant shall submit revised drawings and specifications for the written agreement of the Conservation Division of the Planning Authority, showing the following:

a) Revised design of the proposed sliding vehicular gate, ensuring it is either in keeping with the historic railings or reflects a contemporary solution that does not detract from the character of the Protected Structure.

b) Final design details, including height and materials, of the relocated bin store and bicycle rack within the front garden.

Reason: In order to safeguard the special architectural or historical interest of the building, and in the interests of residential amenity

Note: The Commission noted a typographical error on the cover page of the Inspector's Report which referred to "Duncan and Cathy Osbourne" as being both the Applicant and the Appellant, where as the Appellant is Amelia Jones. This error bore no relevance to the planning issue at hand.