



An
Coimisiún
Pleanála

Commission Direction
CD-000065
PL-500045-DF

The submissions on this file and the Inspector's report were considered at a meeting held on 03 February 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

Mick Long

Date:

3rd day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the RS Residential zoning objective, to provide for residential development and protect and improve residential amenity, the pattern of development in the area and the provisions of the Fingal Development Plan 2022–2028 including Sections 3.5.13.1 and 14.10.2 (Residential Extensions), it is considered that, subject to compliance with the conditions set out below,

the proposed development would not seriously injure the character of the area or the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission was satisfied the proposed development, as amended at further information stage, to the rear of the existing house, although visible, will have no significant impact on the surrounding visual or residential amenities or the streetscape.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 19/8/2025, 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. Water supply and 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.

3. Any hedgerow removal along the eastern and western boundaries shall be agreed with the planning authority prior to the commencement of development and hedgerow removal should only take place outside of the nesting season.

Reason: In the interest of biodiversity protection.

4. Building noise insulation shall be provided to an appropriate standard having regard to the location of the site within Dublin Airport Noise Zone (Insert appropriate zone).

Reason: In the interest of residential amenity and to ensure compliance with the Fingal Development Plan 2023-2029.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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 the 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 the 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.