

An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000051**  
**PL-500140-SD**

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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.

### **Reasons and Considerations**

Having regard to the nature, scale and extent of the proposed development, to the residential zoning objective, to the established pattern of development in the area, to the relevant provisions policy of the South Dublin Development Plan 2022-2028, including the requirements of the South Dublin County Council House Design Guide 2025, and to the issues raised in the grounds of appeal, it is considered that the proposed development would represent an appropriate scale and form of extension to the existing dwelling on site, would not have an adverse impact on the visual amenity of the area or the amenities of neighbouring residential properties, including No.11 Fernwood Avenue, by reason of overlooking, overshadowing or overbearance. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall be carried out and completed in accordance with the documentation and particulars lodged with the Planning Application on 15/5/25 as revised by Further Information received on 15/9/25, 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 conducted and completed in accordance with the agreed particulars.

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

2. Prior to commencement of development, plans and particulars in relation to the issues set out below, shall be submitted to, and agreed in writing with, the planning authority:

- (a) Revised floor, section and elevation plans, showing the set back of the first floor extension by not less than 500mm from the eastern boundary of the subject site.
- (b) Plans to show that no part of the development (including external insulation or any water goods) overhangs any abutting properties.
- (c) A schedule of all external finishes
- (d) A storm water drainage plan and storm water management plan including cross sections to comply with SuDS requirements to ensure that the development does not have any detrimental impact on stormwater services in the area.
- (e) Requirements of South Dublin County Council's Roads Department and Water Services Department are agreed in writing.

(f) Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interests of the protection of the residential amenity of the area.

3. The developer shall enter into water and wastewater connection agreements with Uisce Eireann, prior to commencement of development.

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

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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

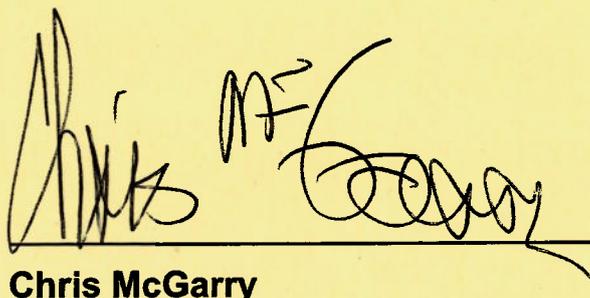
5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the 'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects,' published by the Environmental Protection Agency in 2021.

**Reason:** In the interest of sustainable waste management.

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 Bord 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.

**Planning Commissioner:**



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**Chris McGarry**

**Date:**

**29<sup>th</sup> day of January 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

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**Conditions**

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