



An
Coimisiún
Pleanála

Commission Direction
CD-000312
PL-500240-KY-25

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

The Commission decided to grant retention permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

19th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, layout and scale of the development proposed to be retained, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the character of the Architectural Conservation

Area or the visual or residential amenities of property in the vicinity, would not impede the delivery of the Dingle Inner Relief Road, as set out in the Dingle/ Daingean Uí Chúis Local Area Plan 2021-2027, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 10th day of September, 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The period during which the development hereby permitted may be operated shall be two years from the date of this Order.

Reason: Having regard to the nature of the development, the Commission considers it appropriate to specify a period of validity of this permission of two years.

3. The structure shall be removed in its entirety from the site within two years of the date of this Order and the area shall be reinstated to its former state.

Reason: In the interest of orderly development.

4. No amplified music or other specific entertainment noise emissions shall be permitted within the (covered) private open space to the rear.

Reason: To protect the residential amenities of property in the vicinity.

5. 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 within three months of the date of this Order 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.