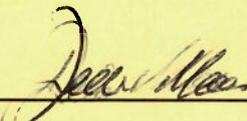


The submissions on this file and the Inspector's report were considered at a meeting held on 17 February 2026.

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:



Declan Moore

Date:

18th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the extant development on site comprising a dwelling house served by a vehicular entrance, the pattern of development in the vicinity and the

nature of the proposed development that will improve traffic safety and sightlines, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety, would not seriously injure the amenity of properties in the vicinity 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, as amended by the further plans and particulars received by the planning authority on the 4th 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 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. Prior to commencement of development, revised drawings at suitable scale shall be submitted to and agreed in writing by the planning authority which shall show:

(a) All details relating to the proposed vehicular entrance and sight distances outlined below at (b) to (d) inclusive in the context of

- the adjoining public road, the width of which shall be clearly annotated; and
- topographical details within the proposed recessed entrance and on the adjoining public road

(b) maximised sightlines to east and west from the new vehicular entrance, to nearside of road and measured 2.4m back from road edge;

(c) the entrance gates positioned minimum 5m back from road edge; and

(d) the outer (northern) face of the more northerly piers minimum 3m back from road edge

(e) road drainage in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022". Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.

Reason: In the interests of clarity and traffic safety.

