



An
Coimisiún
Pleanála

Commission Direction
CD-000309
PL-500270-LH-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the copy of the draft order hereunder.

Planning Commissioner:

Tom Rabbette

Date:

23rd day of March 2026

Reasons and Considerations

Having regard to the design, appearance, layout and drainage of the proposed groundworks, and also having regard to the existing slope across the application site, the Commission considered that, subject to compliance with conditions below, the subject development would not seriously injure the visual amenities of the area or residential amenities of any property in the vicinity, would not adversely impact on the character of the area and would be acceptable in terms

of surface water collection and disposal. The proposed development would, therefore, 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 20th day of May 2025, the 26th day of September 2025 and the 5th day of November 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. Surface water from the site shall be disposed of within the boundaries of the site and shall not discharge onto the access road or adjoining property. Surface water drainage design, attenuation and disposal shall be carried out in accordance with the Soakaway Design report received by the planning authority on the 5th day of November 2025 and accompanying site layout plan (Drawing No 12969(P)-001-FI2) prepared by ECC Design & Engineering Ltd.

Reason: In the interests of orderly development.

3. Boundary treatments shall be retained in accordance with the elevations (Drawing Number 12969) received by the planning authority on 26th day of September 2025.

Reason: In the interest of visual amenity and in the interests of preserving the residential amenity of the area.

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 or 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.