



An
Coimisiún
Pleanála

Commission Direction
CD-000310
PL-500442-GY-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20 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

Draft Order

Reasons and Considerations

Having regard to the established use of the site and the proximity of adjoining residential development, it is considered that subject to the conditions set out below, the retention of the wall as proposed would not detract from the visual or

residential amenities of the area, and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out 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 28th day of October 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. The wall to be retained shall be suitably capped and completed in accordance with details to be submitted to and agreed in writing with the planning authority within one month of the date of this Order.

Reason: In the interests of proper development and visual amenity.

3. All surface water generated on the site shall be discharged in accordance with detailed requirements of the planning authority, to details to be submitted to and agreed in writing with the planning authority within one month of the date of this Order

Reason: In the interests of proper and efficient drainage.

NOTE: The applicant's attention is drawn to the provisions of section 34(13) of the Planning and Development Act 2000, as amended, which states: 'A person

shall not be entitled by reason of a permission under this section to carry out any development.'