

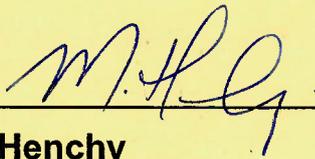
An
Coimisiún
Pleanála

Commission Direction
CD-000297
PL-500447-DF-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 permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Mary Henchy

Date:

19th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, appearance of the proposed extension and the proposed alterations to the dwelling, the Commission considered that, subject to

compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of any property in the vicinity and would not adversely impact on the character of the area or the Highly Sensitive Landscape or Coastal Landscape Character. 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 1st 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 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 plans and elevations illustrating the following shall be submitted for the written agreement of the planning authority and the development shall be carried out accordingly:

(a) One of the two rooflights to the front slope serving the first-floor bathroom shall be omitted.

(b) One of the two rooflights to the front slope serving the first-floor home office shall be omitted.

Reason: In the interest of visual amenity.

3. Prior to the commencement of development, details of the materials, colours and textures of all external finishes shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of orderly development and the visual amenities of the area.

4. The following requirements shall be complied with in full:

(a) No surface water/rainwater shall discharge into the foul water system under any circumstances.

(b) Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, details of a commensurate surface water drainage proposal submitted (planters/water butts, and so forth), including all relevant calculations, following the principles of Sustainable Drainage Systems and in compliance with the principles outlined in the GSDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies Volume 2, New Development, Aug 2005.

Reason: To ensure adequate provision of water and wastewater facilities.

5. (a) All necessary measures shall be taken by the applicant to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road and footpath network during the course of the construction works.

(b) Any damage to roads, footpaths or other public property caused by the development shall be made good to the satisfaction of the planning authority.

Reason: In the interest of traffic safety and proper control of development.