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The submissions on this file and the Inspector's report were considered at a meeting held on 29 May 2026.

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

### **Reasons and Considerations**

Having regard to the design, scale, layout and material finishes of the proposed development and to the pattern of development in the area, it is considered that subject to compliance with conditions, the proposed development would not seriously injure the visual or residential amenities of property in the vicinity and would, therefore, be in accordance with the property 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 received by the planning

authority on 29<sup>th</sup> 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. The shed/store shall not be used for human habitation or for commercial or agricultural purposes or for any purpose other than for purposes incidental to the enjoyment of the dwelling.

**Reason:** In the interest of orderly development and to protect the residential amenities of the area.

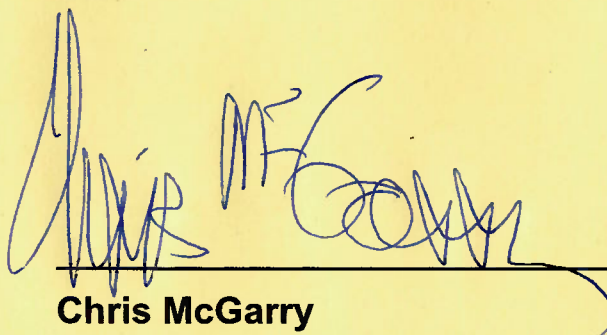
3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

4. Prior to commencement of development, the developer shall submit and agree in writing a boundary landscaping plan for the northern boundary of the site.

**Reason:** In the interest of visual and residential amenity.

**Planning Commissioner:**



Chris McGarry

**Date:**

**29<sup>th</sup> day of May 2026**