



An
Coimisiún
Pleanála

Commission Direction
CD-000643
PL-500817-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 03 June 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:

4th day of June 2026

Reasons and Considerations

It is considered that the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity by reason of scale, overshadowing or overbearance. The proposed development, subject to compliance with the following conditions, 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, 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. This permission shall not include the veranda and metal shed at the rear of the property.

Reason: To further clarify the scope of the permission.

3. The flat roof adjacent the permitted first-floor extension shall not be used as a balcony or terrace.

Reason: To protect the residential amenities of properties in the vicinity.

4. The home office/playroom shall not be used for human habitation or for any use other than a use incidental to the enjoyment of the dwelling house, it shall not be sold, let or otherwise conveyed as an independent living unit. The toilet window shall be glazed with obscure glass.

Reason: To protect the residential amenities of property in the vicinity.

5. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of materials, colour and texture.

Reason: In the interest of visual amenity.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

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

7. Site development and building works shall be carried out between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800

and 1400 on Saturdays and not at all on Sundays and public holidays.

Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.