



An
Coimisiún
Pleanála

Commission Direction
CD-001066
PL-500871-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 August 2026.

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

Planning Commissioner:

Liam McGree

Date:

14th day of August 2026

Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan, 2023-2029 (as varied) and to the nature and scale of the proposed development on residentially zoned land, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or

residential amenities of the area or of existing residential property in the vicinity. The proposed development would, therefore, be in accordance with the provisions of the Fingal Development Plan, 2023-2029 (as varied) and the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation that the first floor rear extension be omitted from the proposal, the Commission considered that the proposal would be acceptable having regard to the the reduction in length of this element, as required by a condition of the planning authority, the extent of private open space to the rear of the subject property and of adjacent properties, as well as the separation distance between the proposed first floor rear extension and the boundaries with adjacent properties.

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. The proposed development shall be amended as follows:

(a) The proposed Juliet balcony on the northern elevation shall be omitted and replaced with a standard bedroom window more in keeping with the established character and appearance of the dwelling.

(b) The overall depth of the rear extension at first floor level shall be reduced by no less than 2.5 metres.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. Flat roof areas shall not facilitate general access for use as a terrace or balcony.

Reason: In the interest of residential amenity.

4. The first-floor window on the western elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

5. 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.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and 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.

8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out

on the adjoining public roads. The said cleaning works shall be carried out at the developer's expense.

Reason: To protect the amenities of the area.

9. 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.

