



An
Coimisiún
Pleanála

Commission Direction
CD-000785
PL-500899-RN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 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:

Mary Henchy

Date:

23rd day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the zoning objective relating to the site, the planning history of the site, the adequacy of public and private open space within the overall parent development and the need to deliver housing, it is considered that the principle of the development is acceptable and that subject to conditions the development would not detract from visual amenity or placemaking in the area and would, therefore, be in accordance with the proper planning and development of the area.

Conditions

1. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Planning Register Reference Number 24/60235 unless the conditions set out hereunder specify otherwise.

Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

2. The development shall be modified as follows to the written agreement of the Planning Authority:

- a) The dwelling design shall be revised to provide active frontage and improved design articulation on the north-eastern elevation, including the relocation of a bedroom window.
- b) A dedicated area of internal storage of 4 square metres shall be provided.
- c) The proposed two metre curved roadside boundary wall shall be set back such that it does not protrude forward of the front building line of number 15 Lisnaree and terminates at the rear building line of the dwelling hereby permitted.
- d) A landscaped area shall be provided on the public side of the wall.

Reason: In the interest of visual amenity/quality of public realm.

3. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

4. Prior to commencement of development, and having regard to Condition 22 of Planning Register Reference Number 24/60235, the developer shall lodge with the planning authority an additional cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local

authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

5. 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.

Note

The Commission had particular regard to the fact that:

- the area of this site was not conditioned open space to serve existing houses.
- the houses/ development that was to benefit from the conditioned open space has not commenced and that this is an application to amend the permitted scheme with the same site boundary.