

An  
Coimisiún  
Pleanála

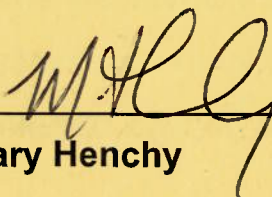
**Commission Direction**  
**CD-000783**  
**PL-500926-DF-26**

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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:**



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**Mary Henchy**

**Date:**

**23<sup>rd</sup> day of June 2026**

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, to the residential land use zoning for the site and the policies and objectives of the Fingal

Development Plan 2023-2029, supporting improvements to existing residential properties, 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 property in the vicinity and would, therefore, be in accordance with the provisions of the Fingal Development Plan 2023-2029 and 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 received by the planning authority, 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 relates solely to that detailed in the statutory public notices and does not refer to any other aspects of the development that may be shown in the lodged plans.

**Reason:** In the interest of clarity.

3. The proposed development shall be amended as follows:

The developer shall set-back the extension on the north-eastern elevation from the shared boundary with the adjoining attached property by a minimum of 600 millimetre from the external building line to the boundary wall.

**Reason:** To preserve the residential amenity of the adjoining property.

4. All development hereby permitted shall be located within the site boundaries.

**Reason:** In the interest of clarity.

5. The finishes shall be as indicated on the submitted drawings unless otherwise agreed in writing with the planning authority prior to the commencement of development.

**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. 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.

8. The developer shall comply with the following requirements:

(a) Any works to the public road carriageway and public footpath to facilitate the development and any repairs to the public road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the Councils' standards for taking-in-charge and to the satisfaction of the Council.

(b) No gate shall open across a public footpath/roadway.

**Reason:** In the interests of traffic and pedestrian safety.

9. 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.

10. 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.