

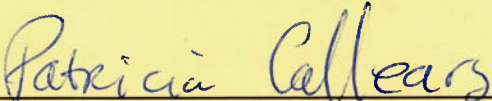
An
Coimisiún
Pleanála

Commission Direction
CD-000921
PL-501148-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20 July 2026.

The Commission decided to grant permission (by a 2:1 majority vote) generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:


Patricia Calleary

Date:

20th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the relevant provisions of the Fingal Development Plan 2023-2029, and noting that the dwelling is not a protected structure and is not located within an Architectural Conservation area, and noting the surrounding development of varying house designs, it is considered that, subject to compliance

with the conditions set out below, the proposed extension design is acceptable at this location and would not seriously unduly negatively impact on the environment or on adjoining properties or area. The proposed development 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, as amended by the plans and particulars received by An Coimisiún Pleanála on 13th April 2026, 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. a. The development shall be carried out in accordance with the plans and particulars indicated as Option B as submitted to An Coimisiún Pleanála on the 13th April 2026.

b. Prior to the commencement of the development, the developer shall submit revised proposals, for the written agreement with the planning authority, showing a flat roof design over the rear (north) extension to the existing dwelling house with a roof level that is significantly below the eaves level of the existing dwelling.

Reason: To preserve the character of the existing vernacular structure on site.

3. Details of the materials, colours and textures of all the external finishes (including walls, roofs, eaves detail, windows and doors) of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To preserve the character of the existing vernacular structure on site.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. Prior to the commencement of development, the developer shall submit proposals for the disposal of surface water from the site for the written agreement of the planning authority.

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

5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to (including timescale), and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential and visual amenity.

6. 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. The contribution shall be paid prior to the 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 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.