

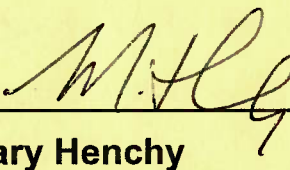
An
Coimisiún
Pleanála

Commission Direction
CD-001004
PL-501182-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 July 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:

30th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objective, the pattern of development in the area, and the policy framework provided by the South Dublin County

Development Plan 2022-2028, including the SDCC House Extension Design Guide (2025), it is considered that, subject to compliance with the conditions set out below, the proposed development would represent a reasonable upgrade of residential accommodation on site, would not have an unacceptable adverse impact on adjoining properties, including number 135 Fortfield Road abutting to the north, would be in accordance with the relevant provisions of the SDCC House Extension Design Guide (2025), including BFP 1 (All Extensions & Alterations to Houses) and BFP 5 (Roof Alterations & Extensions), and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by way of further information received by the planning authority on the 23/2/26, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The first-floor window on the southern gable elevation shall be fitted with obscure glazing and such obscure glazing shall be maintained in perpetuity.

Reason: In the interest of residential amenity and in accordance with BFP 5 (Roof Alterations & Extensions) of the SDCC House Extension Design Guide (2025).

3. 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 or public holidays. Deviation from these times shall 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.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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 interest of sustainable drainage.

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. 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 the 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 be applied to the permission.