

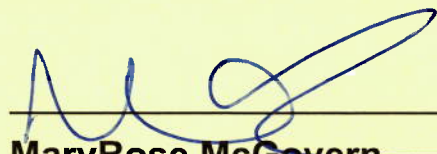
An
Coimisiún
Pleanála

Commission Direction
CD-001075
PL-501213-KY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 13 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, for the reasons and considerations set out below, and subject to the conditions below.

Planning Commissioner:



MaryRose McGovern

Date:

14th day of August 2026

Reasons and Considerations

Having regard to the form and layout of the proposed development, to the roads layout in the area and to the surrounding land uses, it is considered that, subject to compliance with the conditions set out below, the proposed development would improve traffic and parking management for the established medical practice, and would serve as ancillary use to the practice which is not undergoing intensification.

The proposed development would not impede the flow of traffic in the area, would enhance the safety of vulnerable road users including pedestrian and cyclists, and would, overall, improve traffic safety. 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 submitted to the planning authority as amended on the 19th day of February 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. Prior to the commencement of development, the developer shall submit, for the written approval of the planning authority, the final layout and design details/specifications for parking layout, footpaths, pedestrian crossings, road layout, road markings, and signage. The final layout shall include a pedestrian link from the pedestrian path within the site, to the public footpath on the south-eastern boundary of the site.

Reason: In the interests of public safety and the proper planning and sustainable development of the area.

3. (a) Prior to the commencement of development, a Construction Traffic Management Plan shall be agreed in writing with the Planning Authority.

(b) Any interference with or damage to the road or footpath in the area, caused during the construction of the development, shall be made good at the expense of the developer to the confirmed written satisfaction of the planning authority.

(c) Adequate drainage shall be provided to ensure that freestanding water is not formed on the roadway or footpaths.

Reason: In the interests of public safety and the proper planning and sustainable development of the area.

4. The recommendations set out in the Stage 1 Road Safety Audit submitted, shall be carried out in full and costs associated at the sole expense of the applicant, or as otherwise agreed with the Planning Authority.

Reason: In the interest of road safety and orderly development.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 0800 and 1400 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

6. Public lighting shall be provided in accordance with a final scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting.

Reason: In the interests of amenity and public safety.