

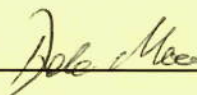
An
Coimisiún
Pleanála

Commission Direction
CD-001168
PL-501278-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 August 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:



Declan Moore

Date:

1st day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, appearance of the proposed side and front extensions to the dwelling along with the changes to the fenestration of the existing dwelling, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property's in the vicinity and would not adversely impact on the character of the 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 and received by the planning authority on the 16th 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. The existing dwelling and extension shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations.

Reason: In the interests of clarity and to ensure the proper and sustainable development of the area.

3. The existing boundary treatments along the boundary with number 38 Castle Park shall be retained at a minimum height of 1.8 metres.

Reason: In the interest of visual and residential amenity.

4. 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.

5. (a) All necessary measures shall be taken by the applicant to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road and footpath network during the course of the construction works.

(b) Any damage to roads, footpaths or other public property caused by the development shall be made good to the satisfaction of the District Engineer.

Reason: In the interest of traffic safety and proper control of development.

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, 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.