



An
Coimisiún
Pleanála

Commission Direction
CD-001030
PL-501329-DF-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, as indicated in the draft Order hereunder.

Planning Commissioner:

Tom Rabbette

Date:

7th day of August 2026

DRAFT ORDER

Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained on residentially zoned land, the planning history relating to the site, the provisions of the Fingal Development Plan 2023-2029, and the planning policies, objectives

and development standards contained therein (particularly Sections 3.5.13.1, 14.10.2, Policy SPQHP41 and Objective SPQHO45), the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the design of the extension and the relatively small scale of the increased floor area to the extension and the adequate private open space provision, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would be in accordance with the provisions of the Fingal Development Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 28th day of February, 2026 and by the Revised Floor Plans & Section A-A drawing received by An Coimisiún Pleanála on the 13th day of May, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The entire premises, including the extension proposed to be retained, 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 2001, as amended.

Reason: In the interest of clarity.

3. No access shall be permitted to the flat roof of the extension proposed to be retained, save for maintenance.

Reason: In the interest of the protection of residential amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. 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.

6. 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.

7. 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.

