

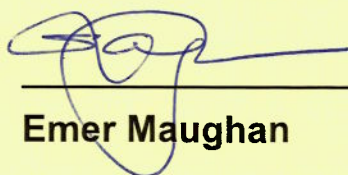
An
Coimisiún
Pleanála

Commission Direction
CD-001252
PL-501385-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 10th September 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:



Emer Maughan

Date:

15th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objective for the area, and compliance with the development standards of the South Dublin County Development Plan 2022-2028, the South Dublin County Council Extension Design Guide 2025,

and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not detract from the character of the area, would not seriously injure the residential or visual amenities of the area and would constitute an acceptable form of development at this location. 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, 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 proposed window on the side elevation shall be glazed and thereafter permanently maintained with obscure glass.

Reason: In the interests of residential amenity.

3. 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.

4. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these

times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.