



An
Coimisiún
Pleanála

Commission Direction
CD-001192
PL-501444-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 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:

Declan Moore

Date:

1st day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, appearance of the proposed extension and the surrounding pattern of development, it is considered that subject to compliance with conditions below, the development proposed would not seriously injure the visual amenities of the area or residential amenities of any property in the vicinity and would not adversely impact on the character of the area. The proposed development, therefore, would, 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 23rd day of March 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 external finishes of the extension shall harmonise with the render finish and the contoured concrete roof tile of the existing dwelling.

Reason: In the interests of visual amenity.

4. (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.

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