



The submissions on this file and the Inspector's report were considered at a meeting held on 8th September 2026.

The Commission decided, in a 2:1 majority decision, 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:

8th day of September 2026

DRAFT WORDING FOR ORDER

Having regard to the design, appearance and setting of the development proposed to be retained to the side and rear, along with the proposed extensions and alterations at first and second floor level, the scale and form of the host dwelling, the setback and extant 2m high stonewall separating the host dwelling

from the public road, the setback of the proposed side extension from the front building line of the host dwelling, the nature of the proposed extension and the surrounding pattern of development, it is considered that, subject to compliance with conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, would not adversely impact on the streetscape or character of the area and would not be visually dominant or overbearing. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 retained, 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 interest of clarity and to ensure the proper planning and sustainable development of the area.

3. The external finishes of the extension shall harmonise with the render finish and the flat concrete roof tile of the existing dwelling.

Reason: In the interest of visual amenity.

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

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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 interest of sustainable drainage.

6. All foul sewage and soiled water shall be discharged to the public foul sewer.

Reason: In the interest of public health.

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.