

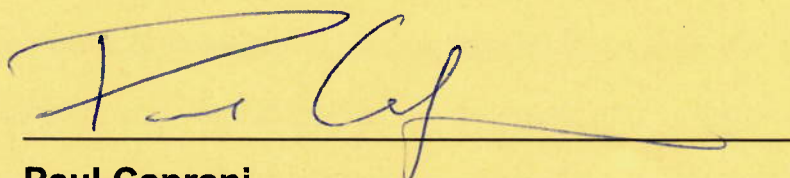
An
Coimisiún
Pleanála

Commission Direction
CD-001349
PL-501554-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 September 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:


Paul Caprani

Date:

30th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the temporary nature of the proposed shed and the use of the shed to store materials exclusively relating to the two dwelling on site, it is considered that the retention of the shed for a temporary period only until such time as the dwellings granted under ACP reference 312591-22 are completed on

the subject site, the proposed retention of the shed would not seriously impact on the residential or visual amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience and would otherwise be in accordance with the proper planning and sustainable development of the area.

development is considered to be consistent with the proper planning and development

of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission, the Commission had regard to the temporary nature of the use of the shed, and considered that it reasonable that the on-site shed would be utilised during the construction period to house construction materials associated with the construction phase of the proposed development. In the absence of permitting the shed for a temporary period, construction materials would be required to be transported on and off the site, which would give rise to unnecessary traffic with consequential residential amenity implications for residents in the vicinity. Furthermore the Commission considered, that with the implementation of appropriate conditions to require that materials to be stored in the shed are related to the construction of the two dwellings granted under ACP 312591-22, and the requirement that the shed will be dismantled within two months of the houses being occupied, will ensure that any impacts on surrounding residential amenity will be limited and temporary in duration.

Conditions

1. The development shall be retained and in strict accordance with the plans and specifications submitted to the Planning Authority 14th April 2026 save for the conditions attached below.

Reason: In the interests of orderly development.

2 (a) The shed hereby approved shall be used for the purposes of storage of machinery and building material associated with the construction of the development granted permission under ABP-312591-22 only, and not for any other business or commercial use.

(b) The storage shed and any associated foundations and service infrastructure, shall

be removed from the site not later than 2 months after the occupation of the first house and the site landscaped in accordance with details agreed under condition 7 of permission ABP-312591-22, unless otherwise agreed in writing

with Planning Authority.

Reason: In the interests of orderly development, visual amenity and the proper planning and development of the area.

3. Within 2 months of this permission for retention hereby granted, the developer

shall submit to and agree in writing with the Planning Authority proposals for surface

water drainage disposal within the site boundaries for the shed and shall undertake

soil permeability testing to determine the infiltration characteristics of the site and

design a proposed soak away taking account of the soil permeability test results.

All

design and construction details shall be in accordance with BRE Digest 365

“Soak

away Design". The surface water drainage proposals agreed with the Planning

Authority shall be installed within 1 month of said written agreement.

Reason: In the interests of orderly development.

4 (a) The applicant/developer shall be responsible for the full cost of repair in respect

of any damage caused to the adjoining road arising from the construction work and

shall either make good any such damage forthwith.

(b) All necessary measures, as may be determined by the Planning Authority, shall

be taken by the developer/contractor/servants/agents to prevent the spillage or deposit

of clay, rubble or other debris on adjoining public roads or footpaths during the course

of the development works. The developer shall ensure that all vehicles leaving the

development are free from any material that would be likely to deposit on the road and

in the event of any such deposition; immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of

carrying out road cleaning work.

Reason: In the interests of road safety and orderly development.