An Coimisiún Pleanála

Commission Direction
CD-001476
PL-501672-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 October 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:

Stephen Bohan

Date: **30th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the land use zoning objective 'A' for the site, and Development Plan policy, including Section 12.3.7.6 Backland Development, Section 12.3.7.7

Infill and 'Sustainable and Compact Settlement Guidelines for Planning Authorities (2024) and the design, aspect, location and scale of the proposed development, I consider that subject to compliance with conditions below, that the modified development as submitted with the First Party grounds of appeal would not seriously injure the adjoining residential amenity of property in the vicinity, would provide a good level of residential amenity for future occupants and would not negatively impact upon the character of the area. 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 revised plans and particulars lodged with the first party appeal, on the 28 day of July 2025, specifically Drawing No's 26011-X-L00-DR-TNT-TP-3000 Rev P01, 26011-X-L00-DR-TNT-TP-4000 Rev P02, 26011-X-L00-DR-TNT-TP-4001 Rev P02, 26011-X-L00-DR-TNT-TP-4002 Rev P02, 26011-X-L00-DR-TNT-TP-4003 Rev P02, 26011-X-L00-DR-TNT-TP-4004 Rev P02, 26011-X-L00-DR-TNT-TP-4010 Rev P02, XT-586-001 and XT-570-002-005 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.	Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. **Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.
3.	The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following: (a) A plan to scale of not less than 1:500 showing – (i) The species, variety, number, size and locations of all proposed trees and shrubs[which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alde which shall not include prunus species. (ii) Details of screen planting which shall not include cupressocyparis x leylandii (iii) Hard landscaping works, specifying surfacing materials and finished

	levels. (iv) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment (b) A timescale for implementation All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. **Reason:** In the interest of residential and visual amenity.
4.	Prior to the commencement of felling/works, trees and buildings with bat roosting potential shall be surveyed by a suitably qualified Ecologist who is appropriately qualified and experienced in undertaking bat surveys and in line with best practice at the appropriate time of year to confirm the absence of roosting bats. In the event that a previously undetected bat roost is identified and is likely to be disturbed, the applicant shall acquire a derogation under Regulation 54 of the European Communities (Bird and Natural Habitats) Regulations 2011 prior to the commencement of the relevant works. Prior to the removal of trees and/or works to building, the bat survey results, methodologies for felling/works and any derogations shall be submitted for the written agreement of the planning authority. **Reason:** For the protection of bats, a protected species.
5.	The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction/demolition waste. **Reason:** In the interests of public safety and residential amenity

6.	Construction hours for the proposed demolition and construction shall be in accordance with the following: No works shall take place on site outside the hours of 08.00 and 18.00 Monday to Friday, and 08.00 to 13.00 Saturday, or on Sundays or public holidays, unless otherwise agreed in writing with the planning authority. **Reason:** In the interest of the protection of residential amenity.
7.	All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. **Reason:** In the interests of orderly development and the visual amenities of the area
8.	Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Uisce Éireann. **Reason:** In the interest of public health.
9.	The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the 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 interests of sustainable drainage.
10.	(a) The internal road network serving the proposed development shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. **Reason:** In the interest of amenity and of traffic and pedestrian safety.

11.	9.13 Estate Naming Scheme
12.	9.35 EV Parking.
13.	B.6 Street Lighting
14.	H.1 Resource Waste Management Plan (RWMP)
15.	H.2 Management of waste - residential schemes
16.	A comprehensive boundary treatment scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. **Reason:** In the interest of visual amenity.
17.	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 Coimisún 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.
18.	The developer shall pay to the planning authority a financial contribution in lieu of the public open space requirement in respect of public open space benefitting the development in the area of the planning authority is provided or intended to be provided by or on behalf of the authority in accordance

	with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any 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 Coimisún 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 contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.