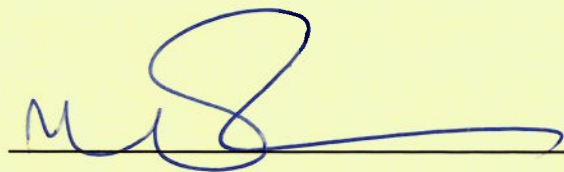


The submissions on this file and the Inspector's report were considered at a meeting held on 15 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the conditions set out below.

Planning Commissioner:


MaryRose McGovern

Date:

15th day of September 2026

Reasons and Considerations

Having regard to the provisions of the Dún Laoighre-Rathdown County Development Plan 2022-2028, and in particular Objective PHP18 (Residential Density), PHP20 (Protection of Existing Residential Amenity), and section 12.3.7.1 (Extensions to Dwellings), and having regard to the pattern and character of existing development in the area, the design and modest scale of the development

proposed and the residential zoning of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in accordance with the zoning objective for the site, and would not by reason of its length, height or proximity to the mutual boundary, detract from the visual amenity of the area or seriously injure the residential amenity of surrounding properties. 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. External finishes shall be indicated on the plans submitted unless otherwise agreed in writing with the Planning Authority prior to commencement of the development.

Reason: In the interest of visual amenity.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday 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: To safeguard the residential amenities of adjoining property in the vicinity.