

An
Coimisiún
Pleanála

**Commission Order
PL-500140-SD**

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0276

Appeal by Arkadiusz Grzby against the decision made on the 3rd day of October, 2025 by South Dublin County Council to grant subject to conditions a permission to Binu and Jose Seena care of Watson Fitzpatrick and Associates in accordance with plans and particulars lodged with the said Council.

Proposed Development: Two-storey extension to rear of 9 Ferneood Avenue, Springfield, Tallaght, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

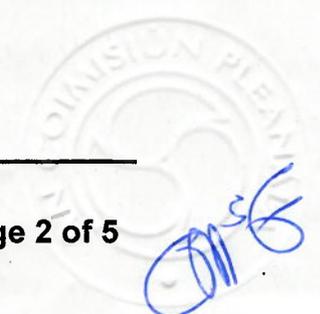
Reasons and Considerations

Having regard to the nature, scale and extent of the proposed development, the residential zoning objective, the established pattern of development in the area, the relevant provisions and policy of the South Dublin County Development Plan 2022-2028, including the requirements of the South Dublin County Council House Design Guide 2025, and the issues raised in the grounds of appeal, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent an appropriate scale and form of extension to the existing dwelling on site, would not have an adverse impact on the visual amenity of the area, or the amenities of neighbouring residential properties, including 11 Fernwood Avenue, by reason of overlooking, overshadowing or overbearance. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the planning application, as amended by the further plans and particulars received by the planning authority on the 15th day of September, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. Prior to commencement of development, plans and particulars in relation to the issues set out below shall be submitted to, and agreed in writing with, the planning authority:

- (a) Revised floor, section and elevation plans showing the set-back of the first-floor extension by not less than 500 millimetres from the eastern boundary of the subject site.
- (b) Plans to show that no part of the proposed development (including external insulation or any water goods) overhangs any abutting properties.
- (c) A schedule of all external finishes.
- (d) A storm water drainage plan and storm water management plan, including cross sections to comply with SuDS requirements to ensure that the proposed development does have any detrimental impact on stormwater services in the area.
- (e) The requirements of the planning authority's Roads Department and Water Services Department shall be agreed in writing.
- (f) Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of the protection of the residential amenity of the area.

3. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.

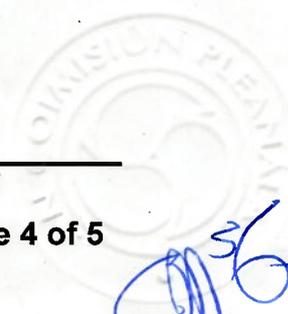
Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the 'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects' published by the Environmental Protection Agency in 2021.

Reason: In the interest of sustainable waste management.



6. 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.

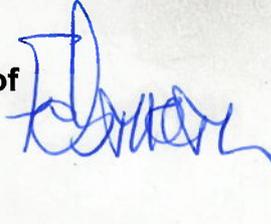


Chris McGarry

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this  day of  2026.