

An
Coimisiún
Pleanála

Direction
CD-021001-25
ABP-321035-24

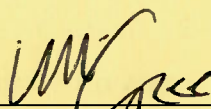
The submissions on this file and the Inspector's report were considered at a meeting held on 20/10/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 20/10/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the proposed development fails to provide for a high quality urban environment for future residents due to the layout being dominated by roads and car parking, the inadequate location and layout of public open space, which fails to integrate with the overall scheme and in particular with the proposed housing units, and the inadequate provision of private open space to serve a number of the proposed units, thereby resulting in a substandard level of residential amenities for future occupants. The proposed development would therefore be contrary to SPPR 2 and SPPR 4 of the Sustainable Residential Development and Compact Settlement Guidelines 2024, and furthermore fails to comply with Policy and Objectives 4.2 and 5.1 of the Sustainable Residential

Development and Compact Settlement Guidelines relating to quality urban design and placemaking and public open spaces. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed internal roadway and footpaths fail to comply with the requirements of the Design Manual for Urban Roads and Streets (DMURS) which would potentially endanger public safety by reason of traffic hazard and interfere with the safety and free flow of traffic within the site and at the junction between the site access road and the adjoining public road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: The Commission noted the concerns of the Inspector in relation to the capacity of the Charleville Wastewater Treatment Plan and the potential impact of the proposed development on receiving waters (the CHARLEVILLE STREAM_010 IE_SH_24C020780).

The Commission also noted the absence of any pre-connection enquiry and confirmation of feasibility from Uisce Éireann or specific details regarding proposed service connections from the proposed development to public water and wastewater services.

However, given that this was potentially a new issue, not raised by the planning authority in their decision to refuse planning permission, and given the substantive reasons for refusal set out above, the Commission decided not to attach reasons three and four as recommended by the Commission's Inspector.

Note 2: The Commission noted the Inspector's concerns regarding the poor quality and quantity of public open space provision within the proposed development. The Commission further noted that SPPR2 of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) states that "*For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space*". However, given stated concerns regarding the overall design quality of the proposed development, the Commission concluded that a relaxation of standards regarding public open space provision would not be warranted in this instance.

Please issue copy of Direction with final Order.