



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020101-25**  
**ABP-321986-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 30/06/2025.

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

**Planning**

**Commissioner:** *Eamonn James Kelly* **Date:** 01/07/2025

Eamonn James Kelly

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the size of the site and the scale of development proposed on a site which accommodates a number of residential units, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants and would result in overdevelopment of the site by reason of an overbearing impact on some of the existing rooms to the rear of the existing house. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In not adopting the Inspector's first recommended reason for refusal, the Commission had regard to the Architectural Heritage Impact Assessment submitted

by the Applicant and considered that, subject to high quality design and layout, a quantum of new development would not materially and adversely affect the character and setting of the Protected Structure. The Board decided not to pursue this matter further at this time given the substantive reason for refusal set out above.