



An
Coimisiún
Pleanála

Direction
CD-020032-25
ABP-322049-25

The submissions on this file and the Inspector's Report were considered at a meeting held on 20/06/2025.

The Commission decided to REFUSE permission based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the site layout on an elevated, sloping site, the nature of the excavations proposed, and also having regard to the design of the proposed dwellings, in particular, the design of the prominent rear elevations, it is considered that the proposed development would adversely impact on the visual amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission had a number of additional concerns in relation to the proposal as follows:

- That the proposed development is haphazard and non-integrated with the existing residential development to the north ('The Orchard'),
- That there is a lack of clarity as to how the remaining zoned land adjoining to the south, within the applicant's ownership, is to be developed in the context of the two proposed dwellings, leading to further haphazard and non-integrated development, and possibly resulting in the 'landlocking' of this adjoining zoned land.

- The low density proposed is contrary to local, regional and national policy for the creation of compact settlements and represents an inefficient and wasteful use of serviced urban zoned lands.

As the above matters may be considered new issues, and given the substantive reason for refusal, the Commission decided not to pursue these matters at this juncture.

In deciding not to grant permission as recommended by the Inspector, the Commission considered that the site layout and design of the dwellings did not represent an optimum design solution for the development of this elevated site. The Commission agreed with the Inspector's concerns regarding the rear northern elevations but did not consider it appropriate in this instance to address those concerns by way of condition as recommended by the Inspector. (The Commission shared the concerns of the planning authority regarding the proposed development on elevated and sloping lands but considered potential visual impacts could be appropriately mitigated by an alternative quality urban design solution. The Commission noted that development on the lands is envisaged in the statutory plan for the area as reflected in the land use zoning objective for the application site and associated landholding.)

**Planning
Commissioner:**



Date: 24/06/2025

Tom Rabbette