



An
Coimisiún
Pleanála

Direction
CD-020459-25
ABP-322493-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/08/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 11/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the car parking provision for the proposed development and, in particular the absence of on-site car parking spaces and location of the set down area, would be seriously deficient and would be inadequate to cater for the parking demand generated by the proposed development and would lead to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note:

While agreeing with the inspector to refuse permission, the Commission did not share the inspector's recommended second refusal reason. In this regard, the Commission noted the configuration of the site and the locational context where established building pattern includes buildings that are set back from the public road and in this context considered it appropriate to permit a development on the subject site that would be set back from the public road and was satisfied that that such a development positioning would not be injurious to the visual amenities of the area. The Commission was also satisfied that, subject to conditions, the proposed development would not seriously injure pedestrian safety in the area having regard to the potential for a footpath to be provided to the front of the site as part of a development and the mechanisms available to the wider local authority for delivery of pedestrian footpaths. Accordingly the Commission did not attach the inspector's recommended reason number two.