



An
Coimisiún
Pleanála

Direction
CD-020445-25
ABP-322554-25

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

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 3

Planning

Commissioner:

Date: 08/08/2025

Chris McGarry

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and limited scale of the proposed development and the pattern of development in the area, it is considered that, the proposed development as originally submitted to the planning authority would not have a significant impact on the residential or visual amenities of the area and that the amendments consequent to the imposition of condition no. 3 are not warranted. The omission of condition 3 would therefore be in accordance with the proper planning and sustainable development of the area.