



An
Coimisiún
Pleanála

Direction
CD-021574-25
ABP-322686-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/12/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 16/12/2025

Emer Maughan

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the protected structure status of this building, it is considered that the proposed works, in the absence of the appropriate level of documentation in accordance with Article 23 (2) of the Planning Regulations and Chapter 6 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities, (Department of the Arts, Heritage and the Gaeltacht, 2011) would by virtue of the level of intervention proposed, have a detrimental impact on the essential qualities of the structure thereby materially affecting its character. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that the presented documentation contained a sufficient evaluation of the quality and importance of the existing structure to enable a comprehensive assessment of the implications of the proposed development for the character of the structure. The Commission considered that the submitted documentation failed to highlight how the elements of the special character of the protected structure (those which contribute to its special architectural, historical, archaeological, artistic, cultural, scientific, social and/or technical interest) would be materially altered by the development. Notwithstanding the Inspector's view that the proposed works are relatively minor, in the absence of a clear description of the existing architectural heritage, the impacts of the proposals, and the potential to mitigate any negative impacts, the Commission was not satisfied that the proposed works would not negatively impact the special character and appearance of the protected structure, and would therefore, be contrary to the proper planning and sustainable development of the area.