

An
Coimisiún
Pleanála

Direction
CD-020894-25
ABP-322719-25

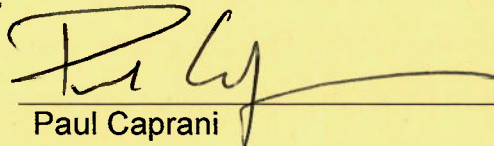
The submissions on this file and the Inspector's report were considered at a meeting held on 03/10/2025.

The Commission decided to refuse permission on a vote of 2 to 1 for the following reasons and considerations.

Planning

Commissioner:

Date: 07/10/2025


Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Commission is not satisfied that the omission of the creche has been justified at this location having particular regard to the original grant of planning permission which envisaged that a creche be located on the subject site specifically to serve the dwellings in estate number 3. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

2. Having regard to the constrained nature of the sites which seek accommodate two additional dwellings, the Commission is not satisfied that the layout and orientation of the dwellings would not compromise the development potential of lands to the immediate north. Furthermore location of car parking to the side of the No.155, results in the private car parking space impinging on the area of public amenity open space which diminishes the usability of the open space particularly as an active kickabout area. The proposed development would therefore adversely impact on the residential amenities of the area and would 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 had concerns that the relocation of the creche to a location in excess of one kilometre away from estate 3 would constitute a significant inconvenience for residents of estate 3 and is likely to encourage less sustainable modes of transport in traveling to and from the facility.

The Commission also had concerns in relation to the disposition and layout of the proposed dwellings on such constrained sites. The separation distance between the proposed dwellings and the northern boundary of the site ranged between 2.3 and 3.3 meters. Furthermore the constrained nature of the site necessitates the removal of parking associated with the dwellings from the front to the site of the dwellings and particularly in the case of No 155, this parking is located proximate to the public amenity open space. The position of this private parking area diminishes the potential of the amenity space to accommodate active recreational activity including ball sports on the amenity space.