


An  
Coimisiún  
Pleanála

**Direction**  
**CD-020795-25**  
**ACP-322820-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 25/09/2025.

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

**Planning Commissioner:**

  
Declan Moore

**Date:** 25/09/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the location of the site and the proposed removal of all existing car parking, with no supporting mobility strategy or provision of additional cycle parking, it is considered that the proposed development would give rise to unacceptable levels of overspill and haphazard parking on adjacent residential roads, which would seriously injure the amenities of the area and endanger public safety by reason of traffic hazard and obstruction of pedestrians and other road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

### Note

While the Commission agreed with the Inspector's general assessment and recommendation to refuse, it was not satisfied, in the absence of a Mobility Management Strategy and Plan, that the proposed retention of the development *has given rise to overspill parking* on adjacent roads.