

An
Coimisiún
Pleanála

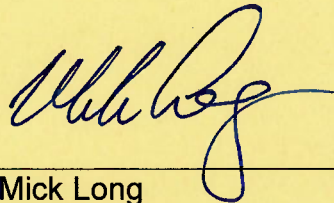
Direction
CD-020938-25
ACP-322970-25

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

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

Planning

Commissioner:



Date: 10/10/2025

Mick Long

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development site is partially located on lands which forms part of an area of open space provision permitted to serve the adjoining residential scheme Rhebogue Hill as per planning register reference number 01/770144. It is considered that the proposed development would result in the loss of that part of public open space lands provided for the residential amenities of Rhebogue Hill under the aforementioned parent permission, would be piecemeal in nature given the pattern of development and undeveloped land in the area and would therefore seriously injure the residential and visual amenities of the area. The proposed development would be contrary to the zoning objective for the site, which seeks to protect and improve existing residential amenity, would set an undesirable precedent for similar types of development, and would, therefore, be contrary to the proper planning and sustainable development of the area.