



An
Coimisiún
Pleanála

Direction
CD-021242-25
ACP-323149-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/11/2025.

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, that the planning authority be directed, as follows:

Remove condition number 3 and remove condition number 6.

Planning

Commissioner:


MaryRose McGovern

Date: 12/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design of the proposed house, the planning history on the site, the location, character, and orientation of both St Brigid's Church (a protected structure) and Remuera House (not a protected structure, although added to the survey and rated as regionally important by the National Inventory of Architectural Heritage), it is considered that the modification required by condition number 3 for the revision of the northern block of the house from two-storey to single story, is

not warranted, and that the inclusion of the second-story element of the northern block would be in keeping with the character and pattern of development in the area, would not detract from the special character and interest of the neighbouring Protected Structure, and would not have undue impacts on the visual amenity of the area or the setting of the neighbouring structures.

Having regard to the potential for impacts on residential and visual amenity arising from developments that are exempt under Classes 1 and 3 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001-2024, as amended, the Commission does not consider these potential impacts to be of such significance, as to warrant the inclusion of condition number 6 removing those exemptions.