

An
Coimisiún
Pleanála

Direction
CD-021014-25
ACP-323194-25


The submissions on this file and the Inspector's report were considered at a meeting held on 20/10/2025.

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

Planning

Commissioner:

Date: 21/10/2025


Stephen Bohan

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission is not satisfied that the applicant has provided adequate justification for the current application to retain the chalet for a further temporary period. The rationale submitted does not demonstrate exceptional circumstances or substantiate a genuine planning need that is consistent with the proper planning and sustainable development of the area. The Board had regard to Section 7.5 of the Development Management Guidelines 2007, which advise that second temporary permissions should not normally be granted unless there is clear justification and that the continuation of a temporary use should not prejudice future site

development. In this case, the justification advanced by the applicant does not meet the threshold for the grant of further retention and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considers that the Inspector's approach does not sufficiently address the fundamental issues of repeated temporary permissions, inadequate justification for continued retention, and non-compliance with planning conditions that warrant a refusal. The proposed development for retention would not, therefore, be in accordance with the proper planning and sustainable development of the area.