

An
Coimisiún
Pleanála

Direction
CD-021429-25
ACP-323359-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/11/2025.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 3(c) as follows

3. (c) The screen to the side boundaries of the first floor terrace shall be a minimum of 1.8 metres in height and shall consist of opaque material (glass or other). The screen to the front shall be 1.1 metres in height and shall be clear glass.

Reason: In the interest of visual amenity and the amenity of the adjoining residential properties.

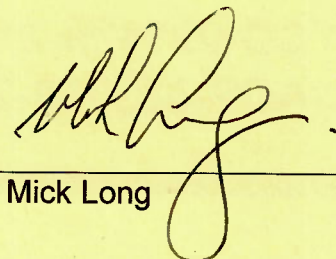
Reasons and Considerations

Having regard to the residential land use zoning of the site and to the pattern of development in the area, it is considered that the design of the proposed first floor terrace as amended in the documentation included in the First Party Appeal, coupled with the distance from the boundary with the adjoining properties would not seriously

injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy.

Planning

Commissioner:



Mick Long

Date: 28/11/2025