

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021519-25**  
**ACP-323480-25**

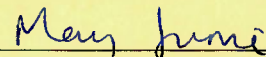
The submissions on this file and the Inspector's report were considered at a meeting held on 08/12/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 09/12/2025

  
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Mary Gurrie

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to the planning history of the site, in particular the use of this part of the estate as open space serving the overall development as permitted by planning register reference number 05/1018, it is considered that the proposed development would result in a material reduction in the quality of open space available within the estate, would set an undesirable precedent for other similar type development and, accordingly, would seriously injure the residential amenity of existing residents by reason of loss of open space. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the pattern of development in the area, which comprises of two-storey residential unit with dormer, hipped and gabled roof forms, all externally finished in part render and part timber cladding, it is considered that the form and design of the proposed development would be out of character with the existing residential properties in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the size and internal layout of the proposed building, it is considered that the proposed development would result in a substandard residential unit that would provide an unsatisfactory standard of residential amenity for future occupants of the building. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
4. On the basis of the information submitted and submissions received as part of the application and appeal, the Commission is not satisfied that the applicant has demonstrated that they have sufficient legal estate or interest in the land the subject of the application to carry out the proposed development, or have the approval of the person who has such sufficient legal estate or interest. In these circumstances, the Commission is precluded from granting permission for the development the subject of the application.