



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021684-26**  
**ACP-323614-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 09/01/2026.

The Commission decided on a majority of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning**

**Commissioner:**

**Date:** 09/01/2026

  
Mary Rose McGovern

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the Kenmare Municipal District LAP 2024-2030, and in particular Objective KENMD-KE-8, which seeks, *inter alia*, to ensure that the refurbishment of existing properties in the town is sympathetic to existing development in the vicinity, and Objective KENMD-KE-15 which seeks, *inter alia*, to encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form, and having regard to the absence of a comprehensive site layout, inadequate information available regarding the location, orientation and proposed separation distances between windows in the proposed development serving habitable rooms at upper floors, and windows in existing

properties to the southwest and southeast of the site, and the absence of any details of proposed mitigation measures to ensure suitable privacy, the Commission could not be satisfied that the proposed development would be in keeping with the scale, character and pattern of the locality, or that it would meet the requirements of Sustainable Residential Development and Compact Settlements Guidelines (2024) SPPR 1 relating to separation distances. The Commission could not be satisfied that the proposed development would not seriously injure the amenities of property in the vicinity by way of overlooking and loss of privacy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

Any future application should be accompanied by suitably detailed and scaled architectural drawings including, but not limited to, a comprehensive site layout detailing site boundaries, site orientation, the proposed separation distances between structures, and between windows in the proposed development serving habitable rooms at upper floors and windows in existing properties to the southwest and southeast of the site, together with cross sections showing neighbouring buildings and features, and proposed and existing site-specific levels.