

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021708-26**  
**ACP-323653-25**

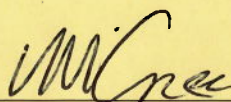
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The submissions on this file and the Inspector's report were considered at a meeting held on 12/01/2026.

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

**Planning**

**Commissioner:**

  
Liam McGree

**Date:** 13/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

It is considered that the proposed layout and design of the proposed development would result in a substandard form of development, with inadequate daylight and direct sunlight, with an insufficient number and inappropriate placement of external windows, as well as substandard private amenity open space provision, which would result in substandard levels of residential amenity for future occupiers of the proposed apartments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.