

An
Coimisiún
Pleanála

Direction
CD-022032-26
ACP-323722-25

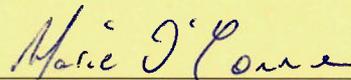
The submissions on this file and the Inspector's report were considered at a meeting held on 12/03/2026.

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

Planning

Commissioner:

Date: 23/03/2026


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the proposed layout and design of the proposed development would produce a cramped and substandard form of apartment development on this site and by reason of the topography, proximity to the public footpath and the constraints of the site would result in an unacceptable level of residential amenity and constitute overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed that the height of the proposed apartment development was acceptable at this location but considered that the north facing and single aspect nature of Unit 1 and its proximity to the public footpath would not be acceptable in terms of residential amenity, daylight and sunlight, privacy and security and did not consider this should be addressed by condition. The Commission agreed with the inspector that there was a deficit of private open space for Unit 05 and were not satisfied that it had been demonstrated that the provision of open space in the form of a balcony which projected outside the site red line boundary was acceptable for Units No. 02, 03, 04 and 05. The Commission also shared the concerns of the inspector as regards the provision of waste facilities within the proposed development and were not satisfied that the provision of commercial and communal bins to serve the development could be adequately accommodated whilst also providing adequate bike parking facilities.