An Coimisiún Pleanála

Direction
CD-022607-26
ACP-324750-26

The submissions on this file were considered at a meeting held on 04/11/2026.

The Commission decided to grant leave to appeal based on the reasons and considerations set out below.

Planning Commissioner: Chris McGarry **Date:** 04/11/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that it has been shown that -

(i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of Condition No. 34(a) imposed by the planning authority to which the grant is subject, and

(ii) the imposition of Condition no. 34 (a) will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission, by reason of the introduction of pedestrians and cyclists from the land in which a decision to grant permission for development including 123 dwellings onto the L11333 which is the sole route for pedestrian/cycle and vehicular access to /egress from the dwelling of the applicant for leave. The L11333 is a narrow roadway without any current provided footpath or allocated cycle lanes or markings, thus presenting a material affect on the enjoyment of the applicant for leave's land as a consequence of potential new movement and access conflicts along the L1133 by reason of the introduction of material additional pedestrian/cyclist movements onto this roadway by the prospective pedestrians and cyclists who may avail of the new connectivity created by Condition no. 34(a).