



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000149**  
**PL-500073-CW**

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The submissions on this file and the Inspector's report were considered at meetings held on 06 February 2026 and 20 February 2026.

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

**Planning Commissioner:**

*Mary Gurrie*  
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**Mary Gurrie**

**Date:** 20/02/26

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to the zoning objective of the site as New Residential in the Carlow Graiguecullen Joint Urban Local Area Plan 2024-2030, the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) in relation to housing density in outer suburban/

greenfield sites in Key Towns such as Carlow, and the indicative densities required for Carlow Town under the Carlow County Development Plan 2022-2028, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and the public infrastructure supporting it, contrary to national, regional, and local policy in support of compact growth and appropriate residential densities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to policy DP P1 of the Carlow County Development Plan 2022-2028 which aims, inter alia, to ensure that residential developments are of a high-quality design informed by good urban design principles, it is considered that the proposed development by reason of its design and layout, including the set back from the public road, access arrangements and boundary treatments, would result in a poor design layout that would fail to integrate into the existing neighbourhood character or to create an appropriate urban edge to the public road at a prominent location on one of the main entrance roads into Carlow Town. The proposed development would not result in a responsive built form at this location contrary to good urban design principles, and would, therefore, be contrary to the proper planning and sustainable development of the area

**Note:** Subsequent to the Commission meeting on 06 February 2026 the Commission became aware that the first party submission in response to the third party appeals had not been considered by the Inspector or by the Commissioners. A further Commission meeting was held on 20 February 2026 to consider the submission and the decision was made to refuse permission.