

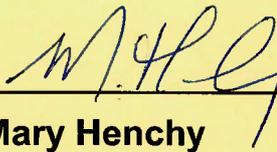
An
Coimisiún
Pleanála

Commission Direction
CD-000188
PL-500128-WW

The submissions on this file and the Inspector's report were considered at a meeting held on 27 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 Henchy

Date:

27th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the prominent town centre location of the site, which fronts onto Market Square and Main Street and adjoins a protected structure, it is considered that the proposed provision of an external residential access staircase and platform lift onto Market Square, the scale, prominence, and materiality of

these elements, would constitute an inappropriate, incongruous and visually intrusive form of development that would detract from the established character and architectural coherence of the streetscape and would adversely affect the setting of the adjoining protected structure.

Furthermore, it has not been demonstrated to the satisfaction of the Commission how the proposed development would integrate with the approved public realm works to the front of the site or, in the event of the works not progressing, with the existing public realm. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission noted the Inspectors commentary regarding the relocation of the lift and stairs to the rear of the site. For completeness, the Commission did not concur with the Inspector on this matter, the Commission considered access to the duplexes from the front of the building enlivens the street and provides better surveillance for future residents. The Commission had no issue with the proportion of the frontage proposed to be given over to serving the residential units.