



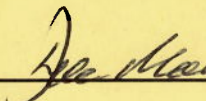
An
Coimisiún
Pleanála

Commission Direction
CD-000239
PL-500241-CW-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10 March 2026.

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

Planning Commissioner:



Declan Moore

Date:

11th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the site's land use zoning category as 'Demesne Landscape' within the Carlow Graiguecullen Joint Local Area Plan 2024-2030, which seeks to protect and conserve the special character of demesne landscapes and provide for research activities and where residential development

is neither permitted nor open for consideration, to grant permission for the proposed development would be a material contravention of the provisions of the Carlow Graiguecullen Joint Local Area Plan 2024-2030 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development materially conflicts with the terms of Carlow County Council planning register reference 98/192, which required that the lands, of which the proposed site forms part, be sterilised indefinitely from further development and is subject to an agreement under Section 47 of the Planning and Development Act 2000, as amended. The proposed development, if permitted, would set an undesirable precedent for further such development in the County and would, therefore, be contrary to the proper planning and sustainable development of the area.