



An
Coimisiún
Pleanála

Commission Direction
CD-000381
PL-500599-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 31 March 2026.

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

Planning Commissioner:

Patricia Calleary.
Patricia Calleary

Date:

2nd day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Based on the information on file including inaccuracies in the submitted drawings and deficiencies in the submitted 'Daylight & Sunlight Impact Report' and having regard to the constrained site and context, the Commission is not satisfied that the proposed development would not have significant and negative impacts upon the residential amenity of existing neighbouring properties. Accordingly the proposed

development is considered contrary to the 'Z2 - Residential Neighbourhoods (Conservation Areas)' zoning objective which seeks 'to protect and/or improve amenities of residential conservation areas and contrary to proper planning and sustainable development of the area.