



An
Coimisiún
Pleanála

Commission Direction
CD-000554
PL-500600-TY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 May 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Mary Henchy

Date:

13th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Insert Reasons and Considerations here

The use, size and quality of the open space, that is zoned Amenity in the Nenagh Local Area Plan, and serves adjoining residential properties would be seriously

compromised by; the vehicular access that is proposed to traverse the open space to serve the proposed two houses, by the alteration proposed to the boundary of the open space area and, by the proximity of the front elevation of the proposed houses to the open space . The proposed development would materially contravene the Amenity Zoning objective to preserve and enhance open space, biodiversity and amenity uses and would therefore, be contrary to the property planning and sustainable development of this area.

In deciding not to accept the Inspectors recommendation to grant permission, the Commission did not concur with the Inspector that the amenity space was not usable and had limited benefit to the adjoining residential properties, while limited in area the Commission considered it has potential to provide functional play space and provides passive amenity to adjoining properties. Similar to other open spaces within housing estates in Nenagh, the lands are zoned amenity and in accordance with the zoning matrix in the LAP residential is not normally permitted.

There is no evidence on file that the current path that traverses the green area is authorised, the Commission noted from the pictures on file that the path does not appear to be dishd to accommodate this access.

The Commission may have requested further information to establish if the amenity area is conditioned open space, but due to the substantive reason for refusal decided not to do so.