



An
Coimisiún
Pleanála

Commission Direction
CD-000601
PL-500666-TY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 19 May 2026.

The Commission decided to refuse permission (by a majority 2:1 vote) for the following reasons and considerations.

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

21st day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the development proposed to be retained at roof level does not achieve an acceptable standard of architectural design, by reason of its form and design approach, materials treatment and overall visual composition. In particular, the residential unit external walls and roof, both finished in composite metal cladding would result in a poor aesthetic design response and would appear

an unsympathetic and visual incongruous addition. Accordingly, the development would seriously detract from the visual character and amenities of the area, would conflict with Policy 3.6 of the Carrick on Suir Local Area Plan 2025 and would if permitted set an undesirable precedent for other such similar substandard developments. The development proposed to be retained would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant retention permission, the Commission did not share the inspector's view that the development would not seriously injure the visual amenities of the area. The Commission considered that, by reason of its form, design approach and materials treatment and overall visual composition, the roof-level development would fail to achieve an acceptable standard of architectural design and would appear as an unsympathetic and visually incongruous addition.