



An
Coimisiún
Pleanála

Commission Direction
CD-000810
PL-500685-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 June 2026.

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

Planning Commissioner:

Emer Maughan

Date:

30th day of June 2026

DRAFT WORDING FOR ORDER

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 promote 'responsive built form' as a key indicator of good design and placemaking to ensure the creation of attractive and well designed settlements. The Architectural Heritage Protection Guidelines for Planning Authorities promotes the 'protection of special interest' of a protected structure as a key principle for the conservation of protected structures.

Having regard to: -

- (a) the proposal to amend the permitted open space for the overall residential development permitted under F22A/0580, ABP316498 (as amended) and F22A/0581, ABP316504 (as amended) on the site of a protected structure Auburn House,
- (b) the proposal to locate the proposed two houses and associated works within a prominent location within the permitted open space, outside of the permitted residential areas,
- (c) the redesign of the permitted path network through the open space to allow for shared use of vehicles and pedestrians and the relocation of the path link away from the path on the central open space to the west, and
- (d) the relocation of the play area to a confined area further east,

it is considered that the proposed development diminishes the coherency and legibility of the permitted open space and path network and overall urban structure of the permitted development and this would detract from the attractiveness of the scheme, and that the proposed development would have a detrimental impact on the natural picturesque character of the open space and this would adversely impact on the character and setting of the protected structure.

The proposed development would, therefore, seriously injure the residential and visual amenities of the permitted development, and would be contrary to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities and the Architectural Heritage Protection Guidelines for Planning Authorities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.