



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000654**  
**PL-500716-GY-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 03 June 2026.

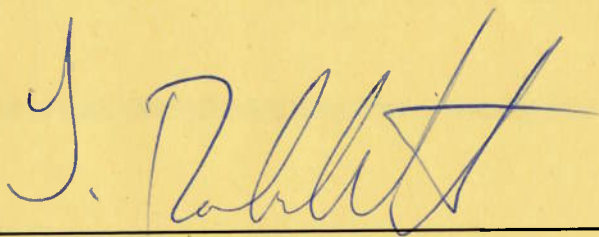
The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the reasons and considerations in the draft Order hereunder.

The Commission noted the Inspector's reference to a possible new issue arising with regards to the recommended refusal reason. However, the Commission was satisfied, given the broader reference in the planning authority's refusal reason number 1 to concerns regarding height, unsatisfactory relationship with adjoining context, and the impact on visual and residential amenities of the area, that the Commission's refusal reason hereunder does not constitute a new issue in the context of the appeal. The Commission also noted the Inspector's concerns regarding potential impact on the internal daylighting of the adjacent semi-detached dwelling under construction but given the south-facing aspect of that dwelling and the fact that it is dual-aspect, the Commission did not share the Inspector's concerns on that particular matter. The Commission also noted that the proposed site layout impedes the side access (as granted under planning register reference numbers 18/556 and 19/1019) to that adjacent semi-detached dwelling under construction but decided not to pursue that matter in this instance

given the substantive reason for refusal (and also noting that planning compliance is a matter for the planning authority in the first instance).

(Direction to issue with Order.)

**Planning Commissioner:**



**Tom Rabbette**

**Date:**

**4<sup>th</sup> day of June 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the scale and height, and in particular, the close proximity of the proposed development to the row of four number semi-detached dwellings under construction to the immediate north-east (subject of planning register reference numbers 18/556 and 19/1019), it is considered that the proposed development would be visually incongruous relative, in particular, to the westerly-most semi-detached dwelling in the said row and would be visually overbearing when viewed from, and towards, that dwelling, furthermore the proposed development would impact on the future residential amenity of that particular dwelling under construction by reason of proximity of windows to habitable rooms in the dwelling and the proposed duplex unit number three. It is therefore considered that the proposed development fails to satisfactorily relate to its context and would detract from the visual and residential amenity of the area. The proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.