

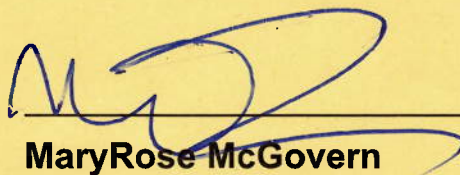
An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000588**  
**PL-500744-CK-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 generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below.

**Planning Commissioner:**



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**MaryRose McGovern**

**Date:**

**19<sup>th</sup> day of May 2026**

### **Reasons and Considerations**

1. Having regard to the proposed site entrance at a location on a bend in the road between the L3651 and the L3448, the absence of details to demonstrate appropriate sightlines, and the design of the proposed entrance which would not comply with the Design Manual for Urban Roads and Streets (DMURS), it is considered that the traffic turning movements generated by the proposed

development would give rise to the potential for traffic congestion, and would result in a serious traffic hazard at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the limited size and constrained nature of the site, and having regard to the quality and design of the proposal, including the quality and size of the proposed public and private open space, it is considered that by reason of its scale, design, orientation and massing, the proposed development would be haphazard and sub-standard, would result in a negative impact on the residential amenities of adjacent properties by way of overlooking, and would result in a standard of residential amenity for future residents which would be unsatisfactory, which would not be capable of being resolved by way of condition. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.