An Coimisiún Pleanála

# Commission Direction
# CD-001424
# PL-501206-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29th of July 2026 and the totality of the file including the response to the Section 132 request were considered at a meeting held on 15th October 2026.

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

**Planning Commissioner:** _____

**Mary Henchy**

**Date:** **16th day of October 2026**

## DRAFT WORDING FOR ORDER

### Reasons and Considerations

The proposed alterations for retention detract from the residential amenity of number 14 St. Bridgets place. The removal of a garage door and replacement

with a window contributes to accommodating an internal layout that provides poor residential amenity for occupants and therefore detracts from the residential amenity of the property as a whole. The proposed development for retention does not accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that to determine this appeal it was necessary to have regard to the purpose for the window and the accommodation that it is to serve. The Commission by way of further information requested ground floor layout plans

The ground floor layout submitted clarifies that the window for retention will serve a utility room. The Commission noted the room adjoining the utility room, indicated on drawing No. 5 as Apartment 2 Living, has no window and, that the ground floor layout does not appear to support the first-floor layout as submitted with the appeal. The Commission determined that the information submitted has not demonstrated that the alterations for retention contibute to an improved residential amenity for the occupants of the property, from the information submitted the contrary appears to be the case.

For clarity this determination is not taking into consideration any subdivision of number 14 St Bridgets place.