



Planning and Development Act 2000, as amended

Planning Authority: Carlow County Council

Planning Register Reference Number: 24/60325

Appeal by Anne O'Reilly and by Dan O'Connor against the decision made on the 25th day of September, 2025 by Carlow County Council to grant subject to conditions a permission to Desmond and Michael O'Reilly.

Proposed Development: Construction of two number two-storey dwellinghouses, two number garages, two number entrances (and pedestrian access), boundary landscaping and walls, connection to existing services and all associated site works, all at Pollerton Little, Dublin Road, Carlow, as revised by the further public notices received by the planning authority on the 9th day of April, 2025 which included a revised location of the two number dwellings on site, revised design of proposed dwelling number 1 and revised design of the two proposed detached garages.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the zoning objective of the site as New Residential in the Carlow Graiguecullen Joint Urban Local Area Plan 2024-2030, the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) in relation to housing density in outer suburban/greenfield sites in Key Towns such as Carlow, and the indicative densities required for Carlow Town under the Carlow County Development Plan 2022-2028, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and the public infrastructure supporting it, which would be contrary to national, regional, and local policy in support of compact growth and appropriate residential densities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to policy DP P1 of the Carlow County Development Plan 2022-2028 which aims, inter alia, to ensure that residential developments are of a high-quality design informed by good urban design principles, it is considered that, by reason of its design and layout, including the set-back from the public road, access arrangements, and boundary treatments, the proposed development would result in a poor design layout that would fail to integrate into the existing neighbourhood character or to create an appropriate urban edge to the public road at a prominent location on one of the main entrance roads into Carlow Town. The proposed development would not result in a responsive built form at this location, which would be contrary to good urban design principles, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *20* day of *February* 2026.