



An
Coimisiún
Pleanála

Memorandum PL-500932-OY-26

To: Mary MacMahon, Assistant Director of Planning
From: Colin McBride, Senior Planning Inspector
Re: PL-500932-OY-26
Date: 27th May 2026

PL-500932-OY-26 is a third party appeal case where permission consequent on an outline permission, ref no. 23/60083 is sought for construction of a new dwelling house, new entrance, effluent treatment system, percolation area and all associated site works at Bishopwood, Portarlinton, Co. Offaly.

Outline permission was granted under ref no. 23/60083 on the 16th November 2023 for the construction of a dwelling house, new entrance, effluent treatment system, percolation area and all associated site works on the site and this permission was not the subject of an appeal to An Coimisiún Pleanála. The current appeal is a third party appeal of the permission consequent on an outline application submitted.

Three third party appeal submissions were submitted. The issues raised in the grounds of appeal are issues that relate to the principle of the proposal, in particular traffic safety concerns regarding the standard and condition of the existing public road serving the site. The appeal submissions raise no issues regarding the design specifics of what is proposed consequent on the outline permission.

Under Section 138(1) of the Planning and Development Act, 2000 (as amended).

138.- (1) The Board shall have an absolute discretion to dismiss an appeal or referral-

(a) where, having considered the grounds of appeal or referral, the Board is of the opinion that the appeal or referral-

(i) is vexatious, frivolous or without substance or foundation, or

(ii) is made with the sole intention of delaying the development or the intention of securing the payment of money, gifts, consideration or other inducement by any person,

or

(b) where, the Board is satisfied that, in particular circumstances, the appeal or referral should not be further considered by it having regard to-

(i) the nature of the appeal (including any questions which in the Boards' opinion is raised by the appeal or referral), or

(ii) any previous permission which its opinion is relevant.

Having regard to the fact the proposal is for permission consequent on an outline permission granted under ref no. 23/60083 and the nature of the third party appeal submission raises issues of principle that would have been assessed under the outline permission.

Recommendation

Dismissal of appeal under Section 138 (1)(b)(ii) of the Planning and Development Act, 2000 (as amended).

Reason and Considerations

The proposal is for permission consequent on an outline permission granted under ref no. 23/60083. Having regard to the nature of the third party appeal submissions, which raise issues of principle, that would have been assessed under the outline

permission, the Commission is unable to consider the matters further and is dismissing the appeals, under Section 138(1)(b)(ii) of the Planning and Development Act, 2000 (as amended).

Colin McBride

Senior Planning Inspector