



An
Coimisiún
Pleanála

Direction
CD-021850-26
ABP-320258-24

The submissions on this file and the Inspector's report were considered at a meeting held on 30/01/2026.

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

Planning

Commissioner: *Eamonn James Kelly* **Date:** 30/01/2026

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Objective DMSO24 of the Fingal Development Plan 2023-2029 states that applications for apartment development are required to comply with the Specific Planning Policy Requirements (SPPRs) of the Apartment Guidelines 2020 (or updated guidance as may be in place at the time of lodgement of the planning application). SPPR 7 of the 2023 Apartment Guideline states "There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process." The HNDA contained within The Housing Strategy of the Fingal County Development Plan 2023 – 2029 does not identify any such demand at this location. The proposed development would be contrary to SPPR 7 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 and accordingly would materially contravene Objective DMSO24 of the Fingal County Development Plan 2023 – 2029 and be inconsistent with the proper planning and sustainable development of the area.
2. Having regard to the precise scale and disposition of the proposed development with particular reference to its proximity to the site boundaries and adjacent trees, the Commission concluded that the proposed development is inappropriate in terms of bulk, form and design response for the site. The Commission considered the absence of regular massing, smaller block formations and responsive transition of scale within the current proposal would result in a bulky and monolithic form, which would fail to integrate with the established built form in the vicinity of the site. The proposed development would be out of character and overbearing on the area, and particularly on surrounding residential properties in Talbot Court and on open space to the northeast of the site. The application has also failed to demonstrate that proposed tree planting is within the control of the applicant, or is viable on the

site. It is considered that the proposed development would seriously detract from the visual and residential amenities of the area, and would not be in accordance with the proper planning and sustainable development of the area.

3. While concluding that a substantial reduction in parking provision at this location would be in accordance with the provisions of the Fingal County Development Plan 2023-2029, the Commission considered that the absence of any private car-parking provision had not been justified, would result in substandard residential amenity for future occupants of the proposed development, and that the likely parking demand from the proposed development would lead to overspill parking in the vicinity of the site and result in congestion and obstruction. This would endanger public safety by reason of a traffic hazard and detract from the amenities of the area, and therefore be inconsistent with the proper planning and sustainable development of the area.

4. Having regard to the design submitted, to the BRE Guidelines - Site Layout Planning for Daylight and Sunlight – 2022, to BS 8206 Code of Practice for Daylight, to the guidance on shared living accommodation standards within the Apartment Guidelines 2018, which has not been updated in subsequent versions, and also SPPR 4 of the Compact Settlement Guidelines (cycle parking), the Commission considered that the proposed development demonstrates a substandard quantity and quality of communal kitchen/living/dining areas, indoor amenity areas/facilities and outdoor amenity space. The development also provides a poor standard of daylight and privacy to many residential units and provides substandard bicycle parking in terms of location, form, quality and security. The Commission considered that this would result in a substandard form of residential development for future occupants, which would be contrary to national and local policy objectives to deliver quality homes and attractive, liveable, well designed, high quality urban places.

Note

1. The Commission noted the Inspector's recommendation concerning possible material contraventions of the Fingal County Development Plan 2023-2029 in relation to the quantum of public open space proposed and the incorporation of SuDS. The Commission considered that such matters might have warranted more detailed consideration with a view to planning conditions; however, given the substantive reasons for refusal, it was decided not to pursue these matters further at this time.

2. The Commission noted and shared the opinion of the Inspector in relation to several issues that were raised as new issues in the context of the Fingal County Development Plan 2023-2029 and national guidelines. Given the particulars of the Strategic Housing Development legislation, and the substantive reasons for refusal which remain applicable under statutory legislation, the Commission considered a limited agenda oral hearing would not be warranted.