

An  
Coimisiún  
Pleanála

**Direction**  
**CD-019989-25**  
**ABP-320519-24**

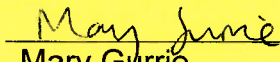
The submissions on this file and the Inspector's report were considered at meetings held on 05/12/2024, 11/03/2025, 06/05/2025 and 19/06/2025.

The Commission decided to refuse permission for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 26/06/2025

  
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Mary Gurrie

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to Policy SPQHP5 of the Fingal County Development Plan 2022-2027 which aims, inter alia, to add quality to the places where we live, work, and recreate by integrating high quality design into every aspect of the Plan, and Policy SPQHP35 which aims, inter alia, to promote a high quality of design and layout in new residential developments ensuring high-quality living environments for all residents, and having regard to the overall design and layout of the proposed development, the

proposed fenestration of apartments into void space and public lobby areas, and the quality of the welfare facilities and services for the proposed retail units it is considered that the proposed development would constitute overdevelopment of the site, would constitute substandard accommodation for residents and staff and would not accord with Policies SPQHP5 and SPQHP35 of the plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the Inspector's suggested amendments to the apartment layouts, in order to resolve the concerns regarding internal fenestration on Apartments 2, 3, 7, 8, 12 and 13, and to the retail units to resolve the Commission's concerns regarding their operability, however, the Commission considered that in totality the proposed changes were material in extent and were too significant to be amended by condition and that a full redesign would be preferable in the event of any future application for permission at the site.