

An
Bord
Pleanála

**Board Direction
BD-019903-25
ABP-321943-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2025.

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


Reasons and Considerations

Having regard to the Fingal County Development Plan 2023-2029 and to Objective DMS026 – Separation Distance between side walls of units and Objective DMSO32, the Board considered that whilst a reduction in the separation distance can be acceptable on a case-by-case basis it was not satisfied that the proposed development has demonstrated sufficient design mitigation and maintenance arrangements to allow for adequate maintenance and access of the proposed dwelling. 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 Board agreed that the principle of development at this location was acceptable, that the design and layout would comply generally with Objective DMSO19 and that the streetscape and public open space would not be adversely impacted by the proposed development. The Board however, whilst agreeing with the Inspector that the separation distance from the adjacent dwelling would not be a material contravention of DMSO26 (which provides for a relaxation of the separation distance on a case-by-case basis), were not satisfied that the issue in relation to maintenance

and access could be resolved satisfactorily through modification of the floor plans by way of condition without compromising the residential amenity of the proposed dwelling for future residents.

Board Member


Marie O'Connor

Date: 11/06/2025