

An
Coimisiún
Pleanála

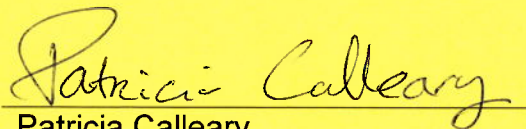
Direction
CD-020113-25
ABP-322178-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/07/2025.

The Commission decided (by a majority 2:1 vote) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Patricia Calleary

Date: 02/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that, by reason of its layout, form and design presented with the application and as revised at appeal stage, the proposed development would result in overdevelopment within a constrained site. It is considered that the proposed development would fail to have cognisance of the character of the local area and would result in inappropriate backland development at odds with the surrounding pattern of development and the visual amenity of the area. In this regard, it is considered that the proposed development would be at variance with Objective DMS031 (Infill Development) of the Fingal Development Plan 2023 -2029, which seeks to ensure that infill development

respects the character and scale of the surrounding area, and Objective DMS032 (Infill Development on Corner/Side Garden Sites), which seeks to ensure that infill development does not result in overdevelopment of existing sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Furthermore, it is considered that the proposed access to the car parking space does not provide sufficient intervisibility in regard to pedestrians on the footpath and would be at variance with Objective DMS032 (Infill Development on Corner/Side Garden Sites) of the Fingal Development Plan 2023-2029, which seeks to ensure a safe means of access and egress to serve the existing and proposed dwellings. The proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.