

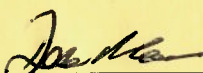
An
Coimisiún
Pleanála

Direction
CD-020643-25
ABP-322523-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 11/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that, by reason of its scale, excessive massing, poor integration, and inadequate provision of high-quality amenity space, the proposed development would be unduly obtrusive, overbearing and out of character with the pattern of development in the area and would not constitute an appropriate or sympathetic infill design response. The proposed development would be contrary to Table 14.4 (Infill Development) of the Fingal Development Plan 2023-2029, which seeks to ensure that new infill development provides a high quality design response to the context of the infill site, taking cognisance of architectural form, site coverage, building heights, building line, grain, and plot width and respect and compliment the character of the surrounding area having due regard to the prevailing scale, mass, and architectural form of buildings in the immediate vicinity of the site.