



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020715-25**  
**ABP-322609-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 18/09/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2

**Planning**

**Commissioner:**

*Eamonn James Kelly*  
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Eamonn James Kelly

**Date:** 18/09/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the planning history of the area, the location of the site and the scale of the proposed dormer relative to its surrounding residential area, it is considered that the development, as proposed, would not contravene the zoning objective of the area, as set out in the Fingal County Development Plan 2023-2029,

and would not seriously injure the amenities of property in the vicinity. The omission of condition number 2 of the planning authority's decision is warranted in this regard as it is not necessary and the development, as proposed, would be in accordance with the proper planning and sustainable development of the area.