



An
Coimisiún
Pleanála

Direction
CD-020783-25
ABP-322664-25

The submissions on this file and the Inspector's report were considered at a meeting held on 22/09/2025.

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

The Commission also agreed with the Inspector that the matter of wastewater treatment and disposal for the development remains unresolved, but given the substantive reasons for refusal the Commission decided not to pursue this matter any further in this instance.

(Direction to issue with Order.)

Planning

Commissioner:

Date: 24/09/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to Objective SPQHO46 and Section 14.10.3 of the development plan, it is considered that the proposal does not satisfy the policy requirements which relate to family flats on account of its

design, layout and access/integration arrangements. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site on 'High Amenity' zoned lands and in an area where housing is restricted to persons demonstrating local need in accordance with Section 3.5.15.3 (Fingal Rural Settlement Strategy Rural Generated Housing Need), Table 3.4, of the Fingal County Development Plan 2023-2029, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for a dwelling at this location. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.