

An
Coimisiún
Pleanála

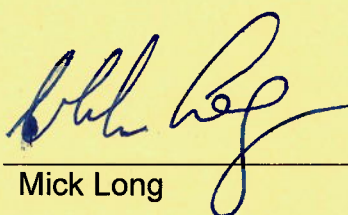
Direction
CD-020953-25
ACP-322972-25

The submissions on this file and the Inspector's report were considered at a meeting held on 13/10/2025.

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

Planning

Commissioner:


Mick Long

Date: 14/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The design of the proposed retail development at a transitional location was considered to compete with the existing visual amenity of the area and would be out of character with the existing form of development, rather than seeking to integrate with the streetscape of Main Street, Blanchardstown and would be contrary to Objective ZO2 which seeks to have regard to transitional areas and Policy SPGHP5 which promotes high quality design in the Fingal Development Plan 2023 – 2029. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note

The Commission were not satisfied that the purpose of the additional new entrance to the adjacent residential property to the South had been fully justified and that the traffic and pedestrian safety impact at the existing residential entrance to the south, which would be subject to traffic intensification, had been fully assessed but given the substantive nature of the reason for refusal did not request further information on the issue.