

An
Coimisiún
Pleanála

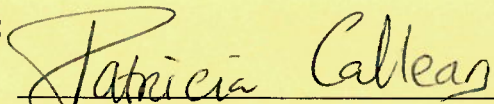
Direction
CD-021083-25
ACP-323040-25

The submissions on this file and the Inspector's report were considered at a meeting held on 29/10/2025.

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

Planning

Commissioner:


Patricia Calleary

Date: 29/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The access lane is seriously deficient, and the proposal does not include any surface upgrade works and would therefore endanger public safety. In this regard, the applicant has not provided sufficient details of ownership of the access lane which would allow an appropriate surface upgrade proposal and control over the access lane to ensure that satisfactory access and traffic arrangements for pedestrians and vehicular traffic there would be conflict between pedestrians and road users at this location. The proposed development would therefore contravene the "RS" Residential zoning objective of the Fingal Development Plan 2023 to 2029 and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would constitute a piecemeal development at this location where there is no residential development along the length of the lane and would constitute a substandard form of development that is out of character with the pattern of development of the area. As such, the proposed development would contravene Objectives SPQH 042 and DMS 031 of the Fingal Development Plan 2023 – 2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.