

An  
Coimisiún  
Pleanála

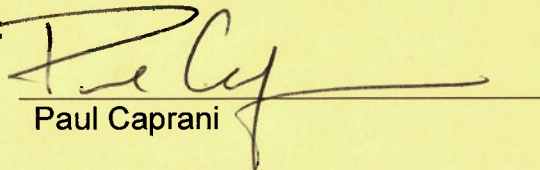
**Direction**  
**CD-021695-26**  
**ACP-323713-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 12/01/2026.

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

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 12/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the site being located within an area designated as Flood Zone A as identified in the Fingal Development Plan 2023-2029, Strategic Flood Risk Assessment, together with the relatively high water table beneath the site and the Precautionary Principle as detailed in the 'Planning System and Flood Risk Management – Guidelines for Planning Authorities (DEHLG and OPW 2009), it is considered that the proposed development with the incorporation of raised finished floor levels associated with the proposed semi-detached dwelling to the rear could result in displacement waters which in turn could exacerbate flooding on lands in the vicinity of the site. The proposed development would therefore contravene Objective IOU16 and Objective IUO17 of the Fingal County Development Plan 2023-2029 and

would therefore be contrary to the proper planning and sustainable development of the area.

2. It is considered that the size and scale of the two-storey dwellings proposed to the rear of the site, due to the excessive mass and height and proximity to adjacent boundaries would result in a development that would overlook and overbear upon adjoining residential properties and would adversely impact on the residential amenities of adjoining properties in the area and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Inspector recommended 5 reasons for refusal, however the Commission, that 4 of the reasons (Reasons No.'s 1 & 3 and 2 & 5) could be amalgamated in to 2 single reasons relating to flood risk and impact on surrounding residential amenity respectively. In relation to reason for refusal No.4, the Commission were reluctant to cite this issue as a reason for refusal in the absence of confirmation that the proposed works may be prejudicial to the to the operation and maintenance of existing public infrastructure (Mains Sewer Line) from Uisce Eireann. The Commission may have sought further information in this regard, however having regard to the substantive reasons for refusal, the Commission decided not to pursue the matter further.