



An
Coimisiún
Pleanála

Commission Direction
CD-000021
PL-500007-DF

The submissions on this file and the Inspector's report were considered at a meeting held on 21 January 2026.

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

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 21/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the subject site, situated less than 10 meters from the River Liffey, within the Liffey Valley Special Amenity Area, in an area zoned 'HA' High Amenity and in a Highly Sensitive Landscape per the Fingal Development Plan 2023-2029, it is considered that the proposed food hut by

virtue of its design, use and nature is akin to a drive-thru/takeaway which is a non-permitted use in a High Amenity Area, and would therefore be an inappropriate form of development contrary to the “HA” High Amenity zoning objective of the Fingal Development Plan 2023-2029. The proposed development does not accord with Policies GINHP26, GINHP27, GINHP28 and Objectives GINHO60, GINHO67 and DMSO154 of the Fingal Development Plan 2023-2029 which aim to protect the special character of the landscape and the Liffey riparian corridor from inappropriate development. The proposed development would therefore, by itself and by the precedent it would set if granted, be contrary to the proper planning and sustainable development of the area.