



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000033**  
**PL-500082-DF**

The submissions on this file and the Inspector's report were considered at a meeting held on 26 January 2026.

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

**Planning Commissioner:**

**Marie O'Connor**

**Date:**

**26<sup>th</sup> day of January 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

The proposed change of use to a one-bed residential unit would, by reason of its size, detachment from the main dwelling, absence of any private open space provision, and permanency, conflict with Objectives DMS019 and DMS032 of the Fingal County Development Plan 2023-2029 and, as such, would be in material

contravention of the zoning objective, would provide for inadequate residential amenity for the proposed residential unit, and would, therefore, be contrary to the proper planning and sustainable development of the area.