



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:

26th 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.