

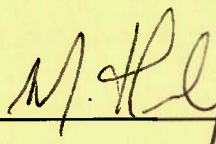
An
Coimisiún
Pleanála

Commission Direction
CD-000998
PL-500458-DF-25

The submissions on this file and the Inspector's report were considered at a meeting held on 22 July 2026.

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

Planning Commissioner:



Mary Henchy

Date:

28th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is located along a substandard minor laneway which is inadequate in width, alignment and structural conditions and would endanger public safety by reason of traffic hazard. Furthermore, it is considered that the proposed development would endanger public safety by reason of traffic

hazard due to the additional traffic turning movements the proposed development would generate. The proposed development would result in unacceptable development of the site which would fail to provide safe access to the surrounding area, would set a negative precedent, would be contrary to Objective DMSO118 (Road Safety Measures) of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located in an area zoned rural and identified as a 'Highly Sensitive Landscape' in the Fingal Development Plan 2023-2029, Section 14.12.3 of the plan which provides guidelines for rural dwellings. Having regard to the suburban design, scale and mass, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other developments of a similar nature. The proposed development would not accord with Section 14.12.3 of the Fingal Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.