



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000555**  
**PL-500610-DF-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 13 May 2026.

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

**Planning Commissioner:**

Marie O'Connor

**Date:**

**13<sup>th</sup> day of May 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to its location at the edge of the town and the established and permitted pattern of residential development in the vicinity of the site, it is considered that the layout and design of the proposed development with the absence of active street frontage onto Kinsealy Lane, a poor quality, quantum and

disposition of semi-private/public open space, an internal road layout which would not be conducive to pedestrian safety and in the absence of a Design Statement to address contextual and design issues, would result in a poor quality design response to the context of the site and would be contrary to the Fingal County Development Plan 2023-2029 including Objective DMSO5 - Design Statement.

The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

**Note:**

The Commission noted the discrepancies between the public notices and the submitted site layout and floors plans in relation to the description of the development and the requirements for private open space provision for 3-bed and 4-bed dwellings and also noted the absence of adequate details in relation to Sustainable Urban Drainage (SUDs) proposals and landscaping/boundary treatments including the removal/replacement of trees and although ordinarily these matters might warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.