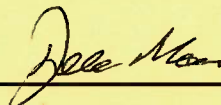


The submissions on this file and the Inspector's report were considered at a meeting held on 09 June 2026.

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

Planning Commissioner:



Declan Moore

Date:

9th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Commission is not satisfied, based on the information submitted in connection with the planning application and the appeal, that effluent from the existing development and development proposed to be retained can be satisfactorily treated and disposed of on-site and would not result in a risk of

deterioration of any waterbody or be prejudicial to public health. The development proposed to be retained would be contrary to Objective EE058 of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that insufficient information has been provided to demonstrate appropriate safe connectivity for additional pedestrians at this location. In the absence of such information, the proposed development would lead to a conflict between pedestrians and road users, resulting in safety concerns for pedestrians, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission tended to agree that the units proposed for retention were ad hoc additions to the guesthouse, that Building C appeared more garden cabin than residential unit and that there was a poor standard of residential amenity (landscaping, gardens, play areas) across the development generally, but given the substantive reasons for refusal (outlined above) did not pursue these matters.