

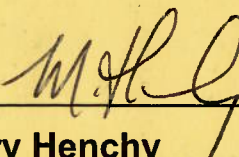
An
Coimisiún
Pleanála

Commission Direction
CD-000826
PL-500881-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 June 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:

1st day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the proposed layout and design of the proposed apartment development would result in a cramped and substandard form of development on this site and, at a stated density of 370 residential units per hectare, would be inconsistent with the prevailing density in the vicinity, would

result in overdevelopment of the site, and would impact negatively on the residential amenity of future occupants. The proposed development would be contrary to Policy SPQHP35 (Quality of Residential Development), as set out in the Fingal County Development Plan 2023-2029, and the density ranges for City-Urban neighbourhoods as provided for in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of its design, scale, bulk, fenestration and height, the proposed development would be out of character with the pattern of development in the immediate vicinity of the site, would seriously injure the amenities of the area and of property, would establish an undesirable future precedent for similar type development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the orientation and proximity of the proposed balconies on the north-west elevation of the apartment building, specifically unit numbers 12, 14, 21, 22, 30, 31 and 37, it is considered that the proposed development would give rise to significant overlooking of the adjoining residential property which would adversely impact on the residential amenity of the said property.

The proposed development would establish an undesirable future precedent, and would, therefore, be contrary to the proper planning and sustainable development of the area.