



An
Coimisiún
Pleanála

Commission Direction
CD-001200
PL-501080-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 02 September 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Retain condition number 15 without amendment

Planning Commissioner:


Marie O'Connor

Date:

2nd day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the 'RS Residential' land use zoning for the site in Fingal Development Plan 2023-2029, as varied, and to the pattern of development in the area, it is considered that the provision of a pedestrian link, to be permanently open and without gates, would be in compliance with the zoning objective to provide for residential development and protect and improve residential amenity, and would not seriously injure the residential amenities of the area. In addition, the provision of a pedestrian link in this instance would be in compliance with the development plan Policy CMP3 (Integrated Land-Use and Transport Approach) and Objective CMO22 (Safe Routes to School Measures). The Commission, whilst agreeing with the Inspector in relation to retaining Condition 15, considered that there was sufficient detail on the file and requirements in the planning permission regarding submission of updated drawings to not require the amendment of the condition. The retention of Condition 15 would, therefore, be in accordance with these provisions of the current development plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.