

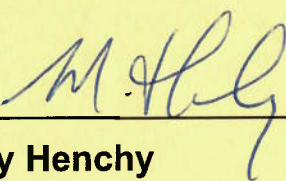
An
Coimisiún
Pleanála

Commission Direction
CD-000852
PL-501088-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07 July 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Mary Henchy

Date:

9th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Insert Reasons and Considerations here

Having regard to the development proposed to be retained and the proposed alterations , namely retention of bathroom in existing Garden Gym/Utility/Office structure and construction of an entrance canopy (as described in the public

notices), it is considered the development would not be in accordance with the Development Management Standards of the Fingal Development Plan 2023-2029, Section 14.10.4, and to grant permission for retention of the development would set an inappropriate precedent for other similar forms of development. The development is, therefore, contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to make a split decision, the Commission shared the opinion of the planning authority. The Commission considered that the applicant has not demonstrated that the structure the canopy is to be attached to is either authorised or has the benefit of a Section 5 declaration (as the development as constructed differs to that for which a declaration was issued) therefore it is not appropriate to permit the canopy.