

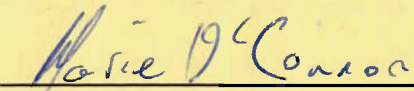
An
Coimisiún
Pleanála

Commission Direction
CD-000978
PL-501118-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 July 2026.

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

Planning Commissioner:


Marie O'Connor

Date:

28th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development including the alternative Option 1 and Option 2 received by An Coimisiún Pleanála on 7th day of April 2026 would, by reason of providing an additional dwellinghouse on part of the lands shown as public open space on An Coimisiún Pleanála Register Reference Number ABP-321274-24

(Planning Register Reference Number F24A/0781E), contravene materially a condition attached to an existing permission for development, namely Condition 6 attached to the permission. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its fragmented and substandard public open space provision for the overall, larger residential site of which it would form a part, would materially contravene Objective DMSO52 (Public Open Space Provision), Table 14.12 (Recommended Quantitative Standards), Table 14.11 (Public Open Space and Play Space Hierarchy and Accessibility Standards) and Section 14.13.2 (Quantity) of the Fingal Development Plan 2023-2029. In addition, the provision of public open space in the proposed development would not be in compliance with Policy and Objective 5.1 (Public Open Space) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (Department of Housing, Local Government and Heritage, 2024). Furthermore, with regard to alternative Option 1 and Option 2 received by the Commission on the 7th day of April 2026, the Commission is not satisfied that justification for providing the minimum requirement of public open space, taking into account existing public open space provision in the area as set out at Policy and Objective 5.1 of the Guidelines, has been adequately demonstrated in this instance. Accordingly, the proposed development would be contrary to the provisions of the current development plan, to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, and to the proper planning and sustainable development of the area.

Note:

The Commission noted ~~that~~ that elements of the proposed development, including proposed minor amendments to the boundary of House number 8 and alterations

to internal road layout, which are not located within the red line boundary of the subject site, albeit within the blue line boundary and have been agreed with the planning authority under Condition 3 of the parent permission come within the scope of the subject application. 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.