



An
Coimisiún
Pleanála

Commission Direction
CD-000990
PL-501126-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 July 2026.

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

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 29/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the restricted nature of the site, and the overall corner site which it forms part of, the boundary relationship between the site and the adjoining property to the west (including an existing kitchen window), and the limited space and unclear details of the shared parking and access and sight

distance availability along St. Joseph's Avenue, it is considered that the proposed development would result in overdevelopment of the site, would provide a substandard level of residential amenity for both the proposed dwelling and the adjoining dwelling to the west, by reason of overlooking, and would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would fail to satisfactorily address the assessment criteria for infill development on corner sites, as set out under Objective DMSO32 of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.