



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-001088**  
**PL-501376-DF-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 18 August 2026.

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

**Planning Commissioner:**

**Patricia Calleary**

**Date:**

**18<sup>th</sup> day of August 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. It is considered that the proposed development, involving the relocation to a rural area of an existing urban-based place of worship, would not contribute to the achievement of the RU zoning objective and vision set out in the Fingal Development Plan 2023-2029; and would not be consistent with Objective DMSO82 (Location of Places of Worship), as it would create unacceptable car-

parking difficulties and cause a nuisance to existing residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the access proposed to be retained materially contravenes with Objective DMSO115 (Restriction of New Access Arrangements) of the Fingal Development Plan 2023-2029, as it is not designed in accordance with the relevant road design standards and has inadequate sightlines which constitute a traffic hazard. It is also considered that it would not be possible to create a safe access for a place of worship at this location and that the proposed development would lead to roadside parking which would represent an obstruction to road users and endanger public safety.

**Note:**

The site overlies a locally important aquifer of extreme vulnerability. On the information provided, there is no certainty that the proposed wastewater treatment system would have sufficient capacity to treat and dispose of foul effluent from the development in a manner that would not cause groundwater to become contaminated. This is a new issue which would normally warrant seeking further information from the applicant/appellant. However, having regard to the substantive reasons for refusal as set out in this order, the Commission decided not to pursue the matter further.