

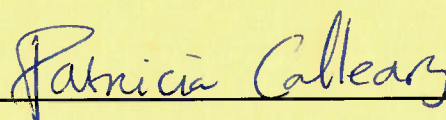
An
Coimisiún
Pleanála

Commission Direction
CD-001079
PL-501417-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 17 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:

17th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the scale and design of the structure proposed to be retained, including its height, fenestration, proximity to site boundaries and changes to site levels relative to ground levels of adjoining properties, it is considered that it would result in a visually incongruous and dominant feature in this residential location and would seriously injure the residential amenity of surrounding properties by

reason of visual prominence, visual intrusion and overbearance. It is considered that a grant of permission would conflict with the RS – Residential zoning objective for the site and Section 14.10.2 of the Fingal Development Plan 2023-2029 and would set an inappropriate precedent for similar structures in the immediate area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.