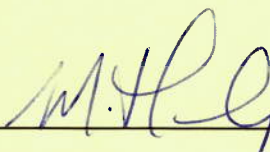




The submissions on this file and the Inspector's report were considered at a meeting held on 01 September 2026.

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

Planning Commissioner:



Mary Henchy

Date:

2nd day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development, linking with an existing single-storey garden structure for which there is no evidence of authorisation, would give rise to the consolidation of unauthorised development. In the absence of

authorisation, this form of unauthorised development would unduly impact the amenities of adjoining property and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The retention of the four piers and electric gate at the vehicular entrance, which is directly on to the public carriageway and where sightlines are seriously restricted, would endanger public safety by reason of traffic hazard, contrary to Objective DMSO118 of the Fingal Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission considered the design of the pillars and electric gate in an Architectural Conservation Area may warrant further consideration but, due to the substantive reasons for refusal, decided not to pursue this matter further.