An Coimisiún Pleanála

Commission Direction
CD-001351
PL-501658-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25 September 2026.

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

Planning Commissioner: _____

Liam McGree

Date: **1st day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of proposed uses and having regard to the layout and design of the proposed development, it is considered that the proposed development would result in the creation of two separate and independent uses on the site (a GP surgery and a residential unit) which would fail to comply with

Objective DMSO77 – Community Facilities, section 14.14.5 Health Centres/ Services, and Objective DMSO83 – Location of Medical Practices in Residential Areas, and the RS – Residential zoning objective, which seeks to provide for residential development and protect and improve residential amenities, of the Fingal Development Plan 2023-2029 as the proposed GP Surgery is not considered to be subordinate to the existing residential use of the dwelling. In addition, it is considered that the proposed development by design would result in a substandard form of residential development which would provide inadequate private amenity space for the occupants of the proposed residential unit and therefore fails to comply with Objective DMSO24 – Apartment Development and section 3.8 Private Amenity Space of the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025. It is therefore considered the proposed development would constitute overdevelopment and materially contravene Objective DMSO83 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.