

An
Coimisiún
Pleanála

Commission Order
ABP-322178-25

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0007E

APPEAL by Veronica Curmei care of John O'Neill and Associates of 1 Irishtown Road, Dublin against the decision made on the 3rd day of March 2025, by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Construction of a two-storey, three-bedroom detached house and new three-metre gate entrance on a subdivision of the site of existing house number 54 and site of approved house number 54A. Existing house (two-storey, three-bedroom semi-detached house) and approved house (two-storey, four-bedroom detached house) retained as per planning register reference number FW24A/0231, with rear gardens reduced by 9.8 metres to accommodate the proposed development, all at number 54 Clonsilla Road, Blanchardstown, Dublin.

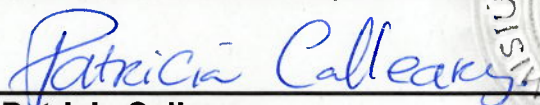
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The Commission considered that, by reason of its layout, form and design presented with the application and as revised at appeal stage, the proposed development would result in overdevelopment within a constrained site, would fail to have cognisance of the character of the local area and would result in inappropriate backland development at odds with the surrounding pattern of development and the visual amenity of the area. In this regard, it is considered that the proposed development would be at variance with Objective DMSO31 (Infill Development) of the Fingal Development Plan 2023-2029, which seeks to ensure that infill development respects the character and scale of the surrounding area, and Objective DMSO32 (Infill Development on Corner/Side Garden Sites), which seeks to ensure that infill development does not result in overdevelopment of existing sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, it is considered that the proposed access to the car parking space does not provide sufficient intervisibility having regard to pedestrians on the footpath and would be at variance with Objective DMSO32 (Infill Development on Corner/Side Garden Sites) of the Fingal Development Plan 2023-2029, which seeks to ensure a safe means of access and egress to serve the existing and proposed dwellings. The proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 08 day of July 2025.