



An
Coimisiún
Pleanála

Commission Order
ABP-322523-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0129E

APPEAL by PGC Realty Limited care of Ceardean Architects of D8 Studios, 9 Dolphin's Barn, Dublin against the decision made on the 14th day of April, 2025 by Fingal County Council to refuse permission.

Proposed Development: Demolition of existing two-storey dwellinghouse and outbuildings with removal of existing boundaries and clearance of overgrown trees and vegetation. The construction of a five-storey apartment building comprising 55 number apartment units (24 number one-bed units, 26 number two-bed units and five number three-bed units) with associated balconies/terraces to all apartments on all elevations. The closure of the existing vehicular access with opening of new vehicular entrance to the south-east of the site with separated pedestrian access. New access roadway to the site and provision for 28 number carparking spaces inclusive of accessible places and EV services, ancillary structures for bicycle parking, refuse storage and plant room. Site works to include landscaped communal open space with pathways, hard and soft landscaping and children playground area with new perimeter boundary treatments of fencing and walls, entrance piers and gates and all other site development works, all on a site totalling circa 0.36 hectares at Woodhurst, Coolock Lane, Santry, Dublin.

Decision

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

Reasons and Considerations

It is considered that, by reason of its scale, excessive massing, poor integration, and inadequate provision of high-quality amenity space, the proposed development would be unduly obtrusive, overbearing and out of character with the pattern of development in the area and would not constitute an appropriate or sympathetic infill design response. The development as proposed would be contrary to Table 14.4 (Infill Development) of the Fingal Development Plan 2023-2029, which seeks to ensure that new infill development provides a high quality design response to the context of the infill site, taking cognisance of architectural form, site coverage, building heights, building line, grain, and plot width and respect and compliment the character of the surrounding area having due regard to the prevailing scale, mass, and architectural form of buildings in the immediate vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 11th day of September 2025.