

An
Coimisiún
Pleanála

Commission Order
ACP-322972-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

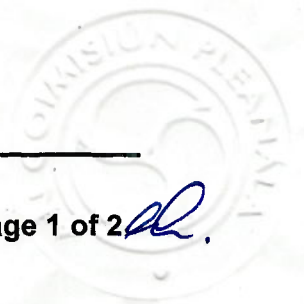
Planning Register Reference Number: FW25A/0165E

APPEAL by Justin Ward care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 11th day of June 2025, by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Demolition of an existing residential dwelling, and the construction of a new retail shop building, comprising a basement and two storeys above ground. The project includes associated site landscaping, the provision of an access roadway, parking facilities, and a new vehicular entrance to an adjoining property at Melville, Main Street, Blanchardstown, Dublin.

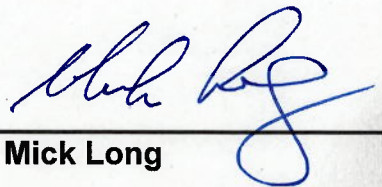
Decision

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



Reasons and Considerations

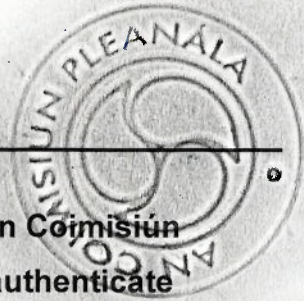
The design of the proposed retail development, at a transitional location, is considered to compete with the existing visual amenity of the area and would be out of character with the existing form of development, rather than seeking to integrate with the streetscape of Main Street, Blanchardstown and would be contrary to Objective ZO2 of the Fingal Development Plan 2023-2029, regarding transitional zonal areas and to Policy SPQHP5, which promotes high quality design. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Planning Commissioner of An Coimisiún

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



Dated this 15th day of October 2025.