

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0178E

Appeal by Thomas Leonard care of RKAD Architects of 1st Floor, Unit 4, Dunboyne Business Park, Dunboyne, County Meath against the decision made on the 19th day of June, 2025 by Fingal County Council to refuse permission.

Proposed Development: Construction of two number single storey three-bedroom detached dwellings, including off-street parking, the demolition of the existing shed (circa 25 square metres), new boundary treatments, associated landscaping and all other ancillary site development works, all to the rear of 11 Corduff Cottages, Old Corduff Road, Blanchardstown, Dublin.

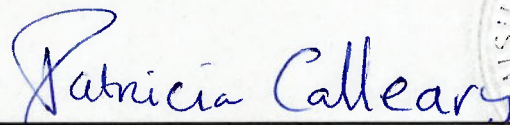
Decision

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

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Reasons and Considerations

1. The access lane to the site is seriously deficient and the proposed development does not include any surface upgrade works and would, therefore, endanger public safety. In this regard, the applicant has not provided sufficient details of ownership of the access lane which would allow an appropriate surface upgrade proposal and control over the access lane to ensure satisfactory access and traffic arrangements for pedestrians and vehicular traffic. The proposed development would contravene the RS residential zoning objective of the Fingal Development Plan 2023-2029, which seeks to protect and improve residential amenity, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would constitute piecemeal development at this location where there is no residential development along the length of the lane and would constitute a substandard form of development that is out of character with the pattern of development in the area. The proposed development would contravene Objectives SPQH042 (Development of Underutilised Infill, Corner and Backland Sites) and DMS031 (Infill Development) of the Fingal Development Plan 2023-2029, 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 30th day of October 2025.