

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0332E

Appeal by Chunlei Xu against the decision made on the 29th day of September, 2025 by Fingal County Council to refuse permission for development comprising of the retention of alterations to front elevation including installation of a window and door in place of original garage door at ground floor level, all at 2 Cruise Park Drive, Tyrrelstown, Dublin.

Decision

GRANT retention permission for the window in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below.

REFUSE permission for the retention of the door for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the nature and scale of development proposed to be retained and the planning history relating to the site, it is considered that retention of the window, subject to the attached condition, would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with proper planning and sustainable development of the area.

Condition

1. The development hereby permitted relates solely to the retention of the window installed on the front elevation as shown marked in red on the drawing submitted with the application to the planning authority.

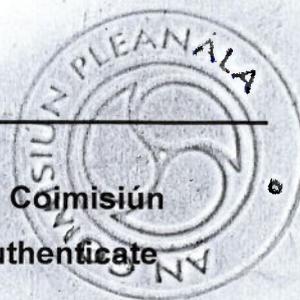
Reason: In the interest of clarity.

Reasons and Considerations (2)

In deciding not to accept the Inspector's recommendation to grant retention permission for the door, the Commission was not satisfied that it had been demonstrated that own door access to the extended living area is unavoidable and considered that the entrance should be via the main dwelling in accordance with the criteria in Section 14.10.3 of the Fingal County Development Plan 2023-2029.


Marie O'Connor

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



Dated this 10th day of February 2026.