



An
Coimisiún
Pleanála

Commission Order
PL-501273-DF

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0127E

APPEAL by J.C. Savage Supermarket Unlimited Company against the decision made on the 14th day of April, 2026 by Fingal County Council to refuse permission.

Proposed Development: Installation of a secondary vehicular exit junction incorporating a raised pedestrian crossing, together with a new pedestrian access at the south-eastern boundary of the site, providing direct connectivity to Rathbeale Road. The works will include all associated works necessary to complete the development, including the installation of traffic signage and road markings (including "No Entry" signage), tactile paving, pedestrian guard rails, landscaping, drainage, internal car park layout adjustments, and modifications to the existing boundary wall, all at Swords Shopping Centre, Rathbeale Road, Swords, County Dublin.

Decision

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

Reasons and Considerations

It is considered that the creation of an additional egress point onto the R125 Regional Road from Swords Shopping Centre, in a location which is in close proximity to existing road junctions, would be contrary to the provisions of Policy CMP34 (Road and Street Design), Objective DMSO115 (Restriction of New Access Arrangements), and Objective DMSO118 (Road Safety Measures) of the Fingal Development Plan 2023-2029, would endanger public safety by reason of traffic hazard or obstruction of road users, or otherwise, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Planning Commissioner of An Coimisiún

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

Dated this *21st* day of *August* 2026.

