An Coimisiún Pleanála

Commission Order
PL-501658-DF-26

Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0186E

Appeal by Dr Najia and Dr Zekria Bakhshi against the decision made on the 22nd day of June, 2026 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Permission for: Demolition, to include; part of the existing kitchen at ground floor level, the chimney stack, the upper section of gable wall at the side of the main roof and also the formation of openings in the gable wall. Works to include; an extension of the ground and first floor and the extension and conversion of the existing attic, and the addition of two number rooflights on the rear pitch of the roof. In addition, the change of use of the ground floor from residential to a GP Surgery and the continuation of residential use at first floor and attic storey level and all associated site works at 16 Orchard Grove, Blanchardstown, Dublin.

Decision

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

Reasons and Considerations

Having regard to the nature of proposed uses and having regard to the layout and design of the proposed development, it is considered that the proposed development would result in the creation of two separate and independent uses on the site (a GP surgery and a residential unit) which would fail to comply with Objective DMSO77 – Community Facilities, section 14.14.5 Health Centres/Services, and Objective DMSO83 – Location of Medical Practices in Residential Areas, and the RS – Residential zoning objective, which seeks to provide for residential development and protect and improve residential amenities, of the Fingal Development Plan 2023-2029 as the proposed GP Surgery is not considered to be subordinate to the existing residential use of the dwelling. In addition, it is considered that the proposed development by design would result in a substandard form of residential development which would provide inadequate private amenity space for the occupants of the proposed residential unit and therefore fails to comply with Objective DMSO24 – Apartment Development and section 3.8 Private Amenity Space of the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025. It is therefore considered the proposed development would constitute overdevelopment and materially contravene Objective DMSO83 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 7th **day of** October **2026**