

An
Coimisiún
Pleanála

Direction
CD-020948-25
ABP-321468-24

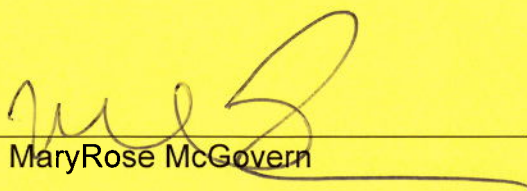
The submissions on this file and the Inspector's report were considered at a meeting held on 13/10/2025.

The Commission decided on a majority of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 14/10/2025


MaryRose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site of the proposed development within an area designated 'RU – Rural', in the Fingal County Development Plan 2023-2029, and in the absence of any evidence to demonstrate that the proposed development would adjoin an existing house of a member of the applicant's immediate family, it is considered that taken in conjunction with existing and permitted development in the area, and specifically along the stretch of roadway from which the proposed development would be accessed, the proposed development would add to an undesirable level of linear development along this

stretch of road, and would constitute ribbon development, in contravention of Objective SPQHO53 of the Fingal County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

In deciding to accept the Inspector's recommendation to refuse permission, the Commission agreed with the inspector that the applicant demonstrated compliance with criteria (i) of Table 3.5 of the Fingal County Development Plan 2023-2029. The Commission disagreed however with the Inspector that the applicant's co-ownership of an existing house, gave rise to the contravention of policies CSP46 and SPQHP46 of the Fingal County Development Plan 2023 – 2029.