



An
Coimisiún
Pleanála

Direction
CD-021087-25
ACP-323117-25

The submissions on this file and the Inspector's report were considered at a meeting held on 29/10/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 29/10/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

The site lies within an area zoned 'HA'- High Amenity in the Fingal County Development Plan 2023-2029 where under the provisions of Policy Objective SPQHO74 the provision of houses is restricted to those who have a defined essential housing need based on their involvement in farming or exceptional health circumstances. Taking account of the documentation submitted in support of the application and the appeal, the Commission is not satisfied that the applicant comes within the scope of the housing need criteria set out in the plan for 'HA' zoned lands and has not demonstrated a genuine need for a house in this area under the requirements of the development plan. It is considered that the proposed development would be contrary to Policy Objective SPQHO74 of the development

plan and would, therefore, be contrary to the proper planning and sustainable development of the area.