



An
Coimisiún
Pleanála

Direction
CD-021625-25
ACP-323508-25

The submissions on this file and the Inspector's report were considered at a meeting held on 22/12/2025.

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

Planning

Commissioner:

Date: 22/12/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within the 'Greenbelt' zone under the Fingal Development Plan 2023-2029, the objective for which is to 'Protect and provide for a Greenbelt', and the provisions of the Rural Settlement Strategy set out under section 3.5.15.3 of the development plan, it is considered that the applicant has failed to demonstrate a rural-generated housing need for a house at this location in accordance with the provisions of the development plan, including sections 3.5.15.3 – 3.5.15.5 and the criteria outlined in Table 3.5. The proposed development would be contrary to Objective SPQHO81 and the Greenbelt zoning objective of the Development Plan, would contribute to the encroachment of rural development in the area, would militate against the preservation of the rural environment and the

efficient provision of public services and infrastructure, and would, therefore, be contrary to the proper planning and sustainable development of the area.