



An
Coimisiún
Pleanála

Direction
CD-021756-26
ACP-323687-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/01/2026.

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

Planning

Commissioner:


MaryRose McGovern

Date: 16/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to Objective SPQHO68 of the Fingal County Development Plan 2023-2029, which seeks to ensure that proposals for new dwellings do not compromise the development potential of adjoining sites, and having regard to the location of the proposed vehicular turning area and foul drainage network infrastructure on agricultural lands to the east of the lands that would accommodate the 3 no. housing units, it is considered that the proposed layout is representative of the cumulative overdevelopment of the overall site which would give rise to a negative impact on the 'RU – Rural' zoned portion of the site, and would in addition compromise the development potential of adjoining lands, and would be contrary to Objective SPQHO68 of the plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposal for the disposal of foul drainage via 3 no. individual pumping stations and to the fact that no buffer zone in respect of those pumping stations has been agreed with the planning authority, it is considered that the proposed development has failed to demonstrate compliance with objectives DMSO199 and IUO7 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.