



An
Coimisiún
Pleanála

Commission Direction
CD-000093
PL-500046-DF

The submissions on this file and the Inspector's report were considered at a meeting held on 10 February 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

10th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the size and configuration of the site and the nature and form of the proposed development, it is considered that the proposed development would constitute ad-hoc, piecemeal development and would be out of character with the pattern of existing and permitted development at this location on the

edge of Ballyboughal Village. In this regard, the proposed development would be contrary to Objectives SPQHO56 (Rural Villages), CSO69 (Scale of New Housing Developments in Towns and Villages) and CSO72 (Compact, Organic and Sequential Development of Towns and Villages) of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted the Inspector's concerns in relation to adequate sightlines and pedestrian-driver intervisibility to the east of the entrance and the absence of a pedestrian footpath connecting the site of the proposed development to the village core of Ballyboughal but considered that given that this application is for a single dwelling at the end of the laneway and given the substantive reason for refusal it would not pursue these matters further.