



An
Coimisiún
Pleanála

Commission Direction
CD-000728
PL-500446-DF-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15 June 2026.

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

Planning Commissioner:

Patricia Calleary

Date:

16th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the provisions of the Fingal County Council Development Plan 2023-2029, and having regard to the information submitted with the application and appeal, it is considered that the applicant has not clearly demonstrated that the proposed development would comply with Objective CSO81 (Rural Settlement Strategy), Section 3.5.15.3 (Fingal Rural Settlement

Strategy Rural Generated Housing Need), Table 3.3.(Maximum Number of Houses which will be permitted per existing house), and Objective SPQHO71 (Maximum Number of Dwellings under Rural Zonings) of the development plan in relation to additional dwellings in the rural area, and accordingly, permission should be refused in these regards. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the proposed development, to the Visual Impact Study and other documents submitted with the application, and to the extent of works indicated to hedgerows within and outside the site it is considered that the applicant has not clearly demonstrated that the development would comply with Objectives SPQHO85 (Visual Impact Statement for Applications in GB or HA Zoned Area) and DMSO42 (Housing in Greenbelt or High Amenity Zoned Land) in relation to the submitted visual impact study or with Policies SPQHP55 (Layout and Design of Rural Housing), GINHP21 (Protection of Trees and Hedgerows) and GINHP25 (Preservation of Landscape Types) and Objective DMSO41 (New Dwellings in Rural Areas) in relation to landscape character, or with Policies SPQHO91(Retention of Hedgerows and Other Distinctive Boundary Treatments), GINHP21 (Protection of Trees and Hedgerows), and GINHP22 (Tree Planting),Section 9.6.9, or Objectives DMSO125 (Management of Trees and Hedgerows),DMSO134 (Site Summary of Specimen Removal, Retention and Planting) and Objective DMSO140 (Protection of Existing Landscape) in relation to hedgerows. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the design and layout of the proposed access, including the visibility splays indicated within the application and appeal documentation, and the lands outside the applicant's control indicated as being required to facilitate driver

visibility, it is considered that the applicant has not satisfactorily demonstrated the feasibility of providing the proposed access to facilitate the development. The proposed development would, therefore, endanger public safety by reason of traffic hazard on the public road for both the future residents of the dwelling as well as other road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.