



An
Bord
Pleanála

Board Order
ABP-320655-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0529

APPEAL by Dylan Cunningham of 24 Craoibhin Park, Balbriggan, County Dublin against the decision made on the 6th day of August 2024 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing extension shed to rear of the existing house to make way for a new ground and first floor extension and all ancillary works, at 24 Craoibhin Park, Balbriggan, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to Objective IUO5 – Protection of Water and Drainage Infrastructure of the Fingal Development Plan 2023-2029, and that Uisce Éireann has advised that a foul sewer with a nominal dimension of 225 millimetres traverses the rear garden of the application site immediately within the area of the proposed development works, which has been confirmed by the applicant with no evidence of engagement Uisce Éireann, it is considered that building over an existing sewer would be prejudicial to public health; would be contrary to Objective IUO5 – Protection of Water and Drainage Infrastructure of the Fingal Development Plan 2023-2029; would set an inappropriate precedent for other similar development; and would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 01 day of May 2025.