![An Bord Pleanála logo]

Board Order

ABP-320990-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0651E

APPEAL by Naul Road Development Limited care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 10th day of September 2024 by Fingal County Council to refuse permission.

Proposed Development: The provision of four number detached two storey three-bed dwellings, local alteration to existing boundary walls, landscaping, paving, walls and fences, solar panels, rainwater harvesting tanks with overflow to existing stream (SUDS), connection to existing pumping station and all associated site and other works, at The Grange, Ballyboughal, County Dublin.
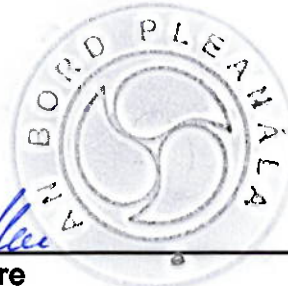
Decision

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

Reasons and Considerations

Having regard to the existing pattern and density of development in the area, the edge of village location of the site, and lack of connectivity to the village, the proposed development comprising four number suburban style dwellings would constitute an undesirable intensification of use and, in the absence of pedestrian and cycle infrastructure from the subject lands linking to the village centre, the proposed development would be largely car dependant and would promote unsustainable transport modes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed intensification of dwellings in the location would set an undesirable precedent and increase the potential for issues of pedestrian safety and would, therefore, be contrary to the proper planning and sustainable development of the area.

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Declan Moore
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 13th **day of** February **2025.**