

An
Coimisiún
Pleanála

Commission Order
ABP-321468-24

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0873E

Appeal by Kate Barrett care of Noonan Moran Architecture of 139 Baggot Street Lower, Dublin against the decision made on the 20th day of November, 2024 by Fingal County Council to refuse permission.

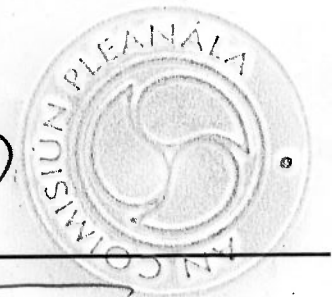
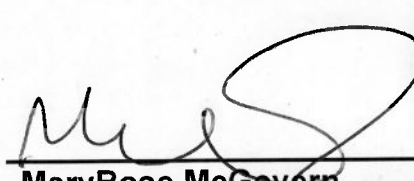
Proposed Development: Construction of a new two-storey detached dwellinghouse, a new single storey detached garage, a new single storey detached horse stables, alterations to the existing vehicular entrance, a new proprietary wastewater treatment system and all associated ancillary landscaping and site works, all at Baldrumman, Lusk, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the location of the site of the proposed development in an area designated 'RU – Rural' in the Fingal County Development Plan 2023-2029, and in the absence of any evidence to demonstrate that the proposed development would adjoin an existing house of a member of the applicant's immediate family, it is considered that, taken in conjunction with existing and permitted development in the area, and specifically along the stretch of roadway from which the proposed development would be accessed, the proposed development would add to an undesirable level of linear development along this stretch of road, and would constitute ribbon development, in contravention of Objective SPQHO53 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.



MaryRose McGovern

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 14th day of October 2025.