

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

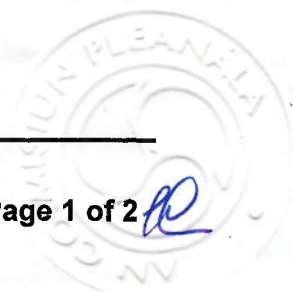
Planning Register Reference Number: F25A/0139

Appeal by Lisa Dandy care of Peter Byrne of Egan's Lane, Balcarrick, Donabate, County Dublin against the decision made on the 16th day of April, 2025 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention of (1) the retrospective demolition of a historic dwellinghouse and, in lieu, a replacement dwellinghouse of low single storey design, largely similar in design to the original removed dwelling house on site and located within the raised floor area floorplate of that historic pre-1963 dwellinghouse, (2) small single storey garage with a mono-pitch roof (20.4 square metres in floor area and 2.9 metres high), (3) perimeter screen fencing, 1.9 metres in height along north, west, and east boundaries with timber gate entrance and (4) upgrading of the existing wastewater system on site, all on a circa 0.3-acre site of an established historic pre-1963 dwelling house at Cherryfield Lodge, Linder's Lane, Burrow, Portrane, County Dublin.

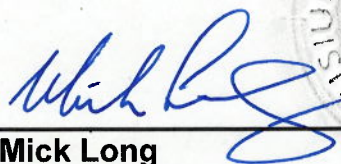
Decision

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



Reasons and Considerations

1. The site is located within Flood Zone A (Coastal Flooding) and in order to comply with the requirements of the Fingal Strategic Flood Risk Assessment, the proposed finished floor level should be a minimum of 4.66 metres. The development proposed to be retained is provided with a stated finished floor level of 3.24 metres. Having regard to the location of the site in an area which is prone to flooding and, on the basis of the information provided in connection with the planning application and the appeal, the Commission is not satisfied that the development proposed to be retained would not give rise to an increased risk of flooding of the site or of property in the vicinity. The development proposed to be retained would be prejudicial to public safety, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained is on lands zoned RU – Rural in the Fingal Development Plan 2023-2029 and includes an on-site treatment system which is not in accordance with Local Objective Number 18 of the Fingal Development Plan 2023-2029 which requires all new houses to connect to mains drainage and would be prejudicial to public safety, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 15th day of September 2025.