

An
Coimisiún
Pleanála

Commission Order
ABP-322664-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0218E

APPEAL by Richard Fagan care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin by against the decision made on the 8th day of May, 2025 by Fingal County Council to refuse permission for the proposed development.

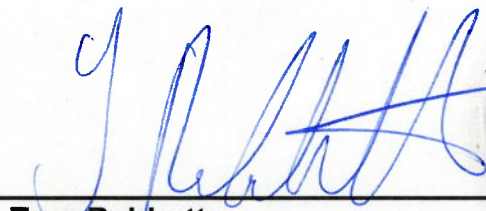
Proposed Development: Retention of the family flat to the rear of the existing dwelling together with retention and alterations of the existing garage and permission for a new glazed corridor, linking the main dwelling with the family flat, along with ancillary landscaping and site works at Green Oaks, Baldungan, Lusk, County Dublin.

Decision

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

Reasons and Considerations

1. Having regard to Objective SPQHO46 and Section 14.10.3 of the Fingal County Development Plan 2023-2029, it is considered that the proposal does not satisfy the policy requirements which relate to family flats on account of its design, layout and access/integration arrangements. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on 'High Amenity' zoned lands and in an area where housing is restricted to persons demonstrating local need in accordance with Section 3.5.15.3 (Fingal Rural Settlement Strategy Rural Generated Housing Need), Table 3.4, of the Fingal County Development Plan 2023-2029, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for a dwelling at this location. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 25th day of Sept 2025.

