

An
Coimisiún
Pleanála

Commission Order
ABP-322789-25

Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0289E

Appeal by Naul Road Developments Limited care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 22nd day of May, 2025 by Fingal County Council to refuse permission for the proposed development.

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 (Sustainable Drainage Systems), connection to existing pumping station and all associated site and other works at The Grange, Ballyboughal, Fingal, County Dublin.

Decision

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

Reasons and Considerations

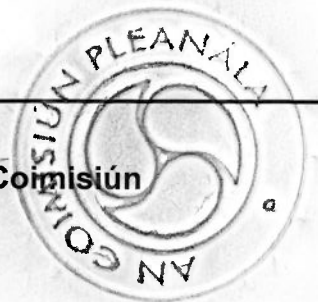
Having regard to the existing pattern and density of the area, to the established and previously permitted residential and agricultural uses on the existing lane serving the site and the plans and particulars lodged for the proposed development of four number detached suburban style dwellings, the Commission considered the development as proposed would constitute an undesirable intensification of use and piecemeal development of this edge of village site. Furthermore, given the lack of information supplied with the planning application and the appeal, the Commission is not satisfied that a pedestrian footpath can be provided connecting the site of the proposed development to the village core of Ballyboughal at this time. It is considered that the applicant has not provided any details of consultations or consent for these works on the public road or the potential for future agreements for the provision of a footpath at this location. Furthermore, in the absence of appropriate road safety statements, the Commission is not satisfied of the capacity of the road infrastructure to accommodate the addition of the proposed footpath infrastructure. In the absence of pedestrian and cycle infrastructure from the site linking to the village centre, it is considered that the proposed development would be largely car dependent and would promote unsuitable transport modes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála**

**duly authorised to authenticate
the seal of the Commission.**



Dated this 7th day of October 2025.