

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323508-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0500E**

**Appeal** by Alan Scott care of O'Reilly Planning and Design of Old Ross Road, Skyrne, County Meath against the decision made on the 30<sup>th</sup> day of July, 2025 by Fingal County Council to refuse permission.

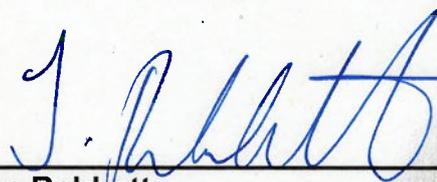
**Proposed Development:** Construction of a single storey detached dwelling, new domestic entrance onto public road, septic tank and percolation area, landscaping and all associated works, all at Turkinstown, Balbriggan, County Dublin.

## **Decision**

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

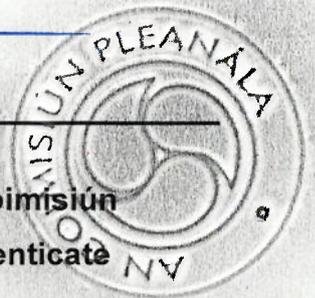
## Reasons and Considerations

Having regard to the location of the site within the 'Greenbelt' zone under the Fingal Development Plan 2023-2029, the objective for which is to 'Protect and provide for a Greenbelt', and the provisions of the Rural Settlement Strategy set out under section 3.5.15.3 of the development plan, it is considered that the applicant has failed to demonstrate a rural-generated housing need for a house at this location in accordance with the provisions of the development plan, including sections 3.5.15.3 – 3.5.15.5 and the criteria outlined in Table 3.5. The proposed development would be contrary to Objective SPQHO81 and the Greenbelt zoning objective of the Development Plan, would contribute to the encroachment of rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and 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 30<sup>th</sup> day of Dec 2025.