

---

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0579E**

**APPEAL** by Gary Ryan against the decision made on 22<sup>nd</sup> day of August, 2025 by Fingal County Council to refuse outline permission for the proposed development.

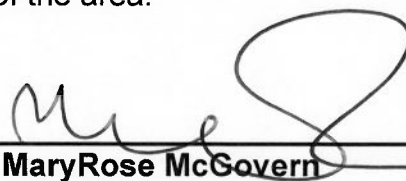
**Proposed Development:** (i) Construction of three number detached dormer rural dwellings, (ii) new vehicular access from Feather Bed Lane, provision of new access driveways and within curtilage parking, (iii) installation of three number pumping stations and (iv) all associated ancillary works necessary to facilitate the development including, SUDS surface water drainage, site works, boundary treatment and landscaping at Baldungan Close, Loughshinny, County Dublin.

## **Decision**

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

## Reasons and Considerations

1. Having regard to Objective SPQHO68 of the Fingal County Development Plan 2023-2029, which seeks to ensure that proposals for new dwellings do not compromise the development potential of adjoining sites, and having regard to the location of the proposed vehicular turning area and foul drainage network infrastructure on agricultural lands to the east of the lands that would accommodate the three number housing units, it is considered that the proposed layout is representative of the cumulative overdevelopment of the overall site which would give rise to a negative impact on the 'RU – Rural' zoned portion of the site, would in addition compromise the development potential of adjoining lands and would be contrary to Objective SPQHO68 of the plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposal for the disposal of foul drainage via three number individual pumping stations and to the fact that no buffer zone in respect of those pumping stations has been agreed with the planning authority, it is considered that the proposed development has failed to demonstrate compliance with Objectives DMSO199 and IUO7 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 22<sup>nd</sup> day of January 2026.**