

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0678E

APPEAL by Naul Road Development Limited against the decision made on the 17th day of September, 2025 by Fingal County Council to refuse permission for the proposed development.

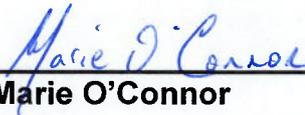
Proposed Development: New residential infill development with development to consist of the provision of one proposed single storey dwelling, timber storage structure, swale, landscaping, site walls, SUDS, connection to existing pumping station and all associated site and other works, all at The Grange, Ballyboughal, Fingal, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the size and configuration of the site and to the nature and form of the proposed development, it is considered that the proposed development would constitute ad-hoc, piecemeal development and would be out of character with the pattern of existing and permitted development at this location on the edge of Ballyboughal Village. In this regard, the proposed development would be contrary to Objectives SPQHO56 (Rural Villages), CSO69 (Scale of New Housing Developments in Towns and Villages) and CSO72 (Compact, Organic and Sequential Development of Towns and Villages) of the Fingal Development Plan 2023 - 2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Planning Commissioner of An Coimisiún

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



Dated this *11th* day of *February* 2026.