

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0331E

APPEAL by Mary and Dan Moynihan against the decision made on the 30th day of September, 2025 by Fingal County Council to refuse permission.

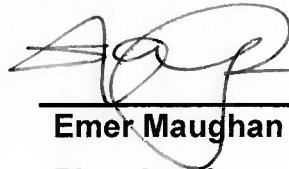
Proposed Development: Demolition of existing two-storey four-bedroom house and garage and the construction of two two-storey houses with separate vehicular accesses as follows: one two-storey dormer four/five-bedroom house, one two-storey three-bedroom house. Creation of two separate vehicular entrances and landscaping, drainage, and all associated site works, all at Muire na dTonn, Bissetts Strand, Malahide, County Dublin.

Decision

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

Reasons and Considerations

It is considered that the applicant has not satisfactorily demonstrated that the proposed development would provide for the appropriate management of surface water and flood risk, as required by Objectives DMSO216 and IUO8 in relation to the Greater Dublin Regional Code of Practice for Drainage Works, and Objective IUO16, in relation to flood risk, of the Fingal Development Plan 2023-2029, including in terms of the maintenance of the public sewer on-site. The proposed development would be prejudicial to public health, and 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 20th day of July 2026.