



An  
Coimisiún  
Pleanála

Commission Order  
PL-500218-DF-25

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0761E**

**APPEAL** by John Grimes care of O'Neill Town Planning against the decision made on the 9<sup>th</sup> day of October 2025 by Fingal County Council to refuse permission.

**Proposed Development:** Planning Permission for refurbishment and reuse of an existing vernacular dwelling house and attached outbuildings. The proposed works include alterations and upgrading works to the original stone built dwelling structure. Alterations, extension and conversion of the existing attached outbuildings, all to be used as single dwelling unit. A single-storey extension incorporating a living room and dining room. A new wastewater treatment system, and percolation area to serve the dwelling together with ancillary landscaping and site works at Ballaghstown. Lusk, 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 information provided to the Commission, it has not been demonstrated that the design and layout of the vehicular access provides for adequate sightlines. In the absence of adequate sightlines, it is considered that the proposed development would give rise to traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Planning Commissioner of An Coimisiún**

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

Dated this 1 day of October 2026