



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0889E

Appeal by Grace Snow and Dylan O'Reilly against the decision made on the 24th day of November 2025 by Fingal County Council to refuse permission for the proposed development.

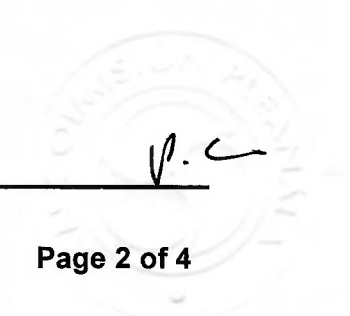
Proposed Development: New detached two storey house and single storey garage, new wastewater treatment system and percolation area, soakaway, new vehicular access, and all associated siteworks at Baskin Lane, Cloughran, Swords, County Dublin.

Decision

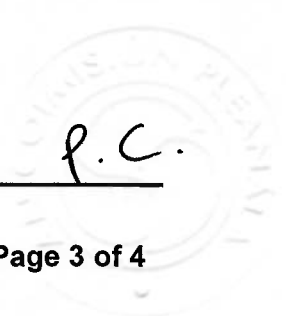
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the provisions of the Fingal County Council Development Plan 2023 - 2029, and having regard to the information submitted with the application and appeal, it is considered that the applicant has not clearly demonstrated that the proposed development would comply with Objective CSO81 (Rural Settlement Strategy), Section 3.5.15.3 (Fingal Rural Settlement Strategy Rural Generated Housing Need), Table 3.3.(Maximum Number of Houses which will be permitted per existing house), and Objective SPQHO71 (Maximum Number of Dwellings under Rural Zonings) of the Development Plan in relation to additional dwellings in the rural area, and accordingly, permission should be refused in these regards. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the nature of the proposed development, to the Visual Impact Study and other documents submitted with the application, and to the extent of works indicated to hedgerows within and outside the site, it is considered that the applicant has not clearly demonstrated that the development would comply with Objectives SPQHO85 (Visual Impact Statement for Applications in GB or HA Zoned Area) and DMSO42 (Housing in Greenbelt or High Amenity Zoned Land) in relation to the submitted visual impact study or with Policies SPQHP55 (Layout and Design of Rural Housing), GINHP21 (Protection of Trees and Hedgerows) and GINHP25 (Preservation of Landscape Types) and Objective DMSO41 (New Dwellings in Rural Areas) in relation to landscape character, or with Policies SPQHO91 (Retention of Hedgerows and Other Distinctive Boundary Treatments), GINHP21 (Protection of Trees and Hedgerows), and GINHP22 (Tree Planting), Section 9.6.9, or Objectives DMSO125 (Management of Trees and Hedgerows), DMSO134 (Site Summary of Specimen Removal, Retention and Planting) and Objective DMSO140 (Protection of Existing Landscape) in relation to hedgerows. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



3. Having regard to the design and layout of the proposed access, including the visibility splays indicated within the application and appeal documentation, and the lands outside the applicant's control indicated as being required to facilitate driver visibility, it is considered that the applicant has not satisfactorily demonstrated the feasibility of providing the proposed access to facilitate the development. The proposed development would, therefore, endanger public safety by reason of traffic hazard on the public road for both the future residents of the dwelling as well as other road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Planning Commissioner of An Coimisiún
Pleanála

duly authorised to authenticate
the seal of the Commission.

Dated this 16th day of June 2026.

