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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0943E**

**Appeal** by Garvskinsealy Property Limited against the decision made on the 5<sup>th</sup> day of December, 2025 by Fingal County Council to refuse permission.

**Proposed Development:** Demolition of existing dormer bungalow and garage and construction of residential development comprising terrace of four three-storey, four-bedroom houses, two semi-detached three-storey, four-bedroom houses, two semi-detached two-storey one-bedroom houses, vehicular and pedestrian access roadway off Kinsealy Lane and ancillary and associated site works necessary to facilitate the development, all at Albatros, Kinsealy Lane, Kinsealy, Malahide, County Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to its location at the edge of the town and the established and permitted pattern of residential development in the vicinity of the site, it is considered that the layout and design of the proposed development, with the absence of active street frontage onto Kinsealy Lane, a poor quality, quantum and disposition of semi-private/public open space, an internal road layout which would not be conducive to pedestrian safety, and in the absence of a design statement to address contextual and design issues, would result in a poor quality design response to the context of the site and would be contrary to the Fingal County Development Plan 2023-2029, including Objective DMSO5 (Design Statement). The proposed development would constitute a substandard form of development which would seriously injure the amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

  

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**Marie O'Connor**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 14<sup>th</sup> day of May 2026.