

An
Coimisiún
Pleanála

**Commission Order
PL-501118-DF**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0012E

Appeal by Strandville Developments Limited against the decision made on the 9th day of March, 2026 by Fingal County Council to refuse permission.

Proposed Development: Construction of one new (9A) four-bedroom detached two-storey dormer house. Minor revisions to two-storey detached house type on site number 9. Minor amendments to boundary of site number 8 to accommodate road layout, and all site works associated with the above. This planning application is an amendment to the approved residential development on the site under planning register reference number F24A/0781E, An Coimisiún Pleanála reference number ABP-321274-24, all at Balford and Dubh Laoch, Drumnigh Road, Portmarnock, County Dublin.

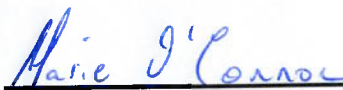
Decision

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

Reasons and Considerations

1. It is considered that the proposed development, including the alternative Option 1 and Option 2 received by An Coimisiún Pleanála on the 7th day of April, 2026 would, by reason of providing an additional dwellinghouse on part of the lands shown as public open space on An Coimisiún Pleanála reference number ABP-321274-24 (planning register reference number F24A/0781E), contravene materially a condition attached to an existing permission for development, namely condition number 6 attached to the permission. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its fragmented and substandard public open space provision for the overall, larger residential site, of which it would form a part, the proposed development would materially contravene Objective DMSO52 (Public Open Space Provision), Table 14.12 (Recommended Quantitative Standards), Table 14.11 (Public Open Space and Play Space Hierarchy and Accessibility Standards) and Section 14.13.2 (Quantity) of the Fingal Development Plan 2023-2029.

In addition, the provision of public open space in the proposed development would not be in compliance with Policy and Objective 5.1 (Public Open Space) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). Furthermore, with regard to alternative Option 1 and Option 2, as received by the Commission on the 7th day of April, 2026, the Commission is not satisfied that justification for providing the minimum requirement of public open space, taking into account existing public open space provision in the area, as set out at Policy and Objective 5.1 of the Guidelines, has been adequately demonstrated in this instance. The proposed development would be contrary to the provisions of the Fingal Development Plan 2023-2029, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 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 28th day of July 2026.