



An
Coimisiún
Pleanála

Direction
CD-021676-26
ABP-321119-24

The submissions on this file and the Inspector's report were considered at a meeting held on 08/01/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:



Mick Long

Date: 08/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential land use zoning of the site "RA" as set out in the Fingal Development Plan 2023-2029, the nature and scale of the proposed development and the provisions of the Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character and setting of the Protected Structure would be in accordance with the development plan objectives for the protection of built heritage including, Policy HCAP8 – Protection of Architectural Heritage, Policy HCAP12 – Intervention to Proctected Structures, Policy HCAP16 – Conservation Best Practice, Policy HCAP22 – Retention and Reuse of Existing Building Stock and

Policy HCAP25 – Retention of Historic Fabric, would not seriously injure the residential amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety, services and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 30th day of August 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This grant of permission shall expire on the 28th day of June 2027.

Reason: To comply with the grant of extension of duration of permission under register reference F15A/0609/E1.

3. The terms and conditions of the grant of permission made by An Coimisiún Pleanála under reference L06F.248052 (Fingal reference F15A/0609), as amended by register references F22A/0136, F21A/0488, F21A/0401, F19A/0221, F19A/0220 and F18A/0058, and any agreements entered into thereunder, insofar as these are applicable, shall be complied with in full in the course of the development herein permitted, save for the changes permitted under this application.

Reason: In the interest of the proper planning and sustainable development of the area.

4. The restoration works herein permitted shall comprise part of Phase 1 of the development permitted under An Coimisiún Pleanála reference PL06F.248052 (as amended by register references F22A/0136, F21A/0488, F21A/0401, F19A/0221, F19A/0220 and F18A/0058) and shall be carried out in accordance with the phasing required under that grant of permission.

Reason: In the interest of clarity and to ensure the timely restoration of the Protected Structures.

5. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority:
 - (a) confirmation that all alterations, repairs and works to the historic built fabric and re-instatement of features to the protected structure will be specified and inspected by a Conservation Architect or Conservation Professional of extensive conservation experience and expertise. The planning authority shall be notified of the details of the Conservation Professional retained/engaged,
 - (b) the rainwater goods to Belcamp House and the Chapel shall be cast-iron and shall match the original design and profile for each building. The use of cast-aluminium for missing sections of rainwater goods is not acceptable,
 - (c) elevation drawings showing the design and location of all ancillary elements within the external or internal entry points and spaces of the protected structures related to the proposed community use provider and for the residences including information on signage, building name signage, letter boxes, intercoms, utility boxes for service providers, and proposed locations for any future broadband or other service cable runs. Any proposed external service pipes or room vents are to be shown, and
 - (d) the proposed Environmental Protective Glazing system for the protection of the original stained-glass windows shall be used only where necessary in exceptional circumstances and subject to the written agreement of the

planning authority in each instance.

Reason: In the interest of the proper conservation and restoration of the Protected Structures.

6. The developer shall comply with the following requirements of the planning authority:
 - (a) the development shall not commence construction until such time as the entrance/junction to the proposed development from the Malahide Road, as granted permission under An Coimisiún Pleanála reference PL06F.248052 (Fingal reference F15A/0609), is fully completed, with all traffic signals commissioned and operational, all road surfacing completed, and all road line marking completed, and
 - (b) EV charging points shall be provided for 20% of the proposed parking spaces and appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point shall be provided at all other parking spaces.

Reason: In the interests of traffic and pedestrian safety and to ensure the proper planning and sustainable development of the area.

7. The submitted landscape plan (drawing number 300 Rev. 2) shall be implemented in full no later than the first planting season following substantial completion of construction works on site. Any plant failures shall be replaced until such time as the planting scheme has become established.

Reason: In the interests of proper planning and orderly development and to ensure the provision of amenity afforded by appropriate landscape design.

8. The development shall be provided with noise insulation to an appropriate standard, where appropriate to the fabric and character of the Protected Structures and having regard to the location of the site within Noise Zone C associated with Dublin Airport. Details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health and to comply with Objective DAO11 of the Fingal County Development Plan 2023-2029.

9. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities.

10. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

11. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

12. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in

writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development.

Reason: In the interests of environmental protection, residential amenities, public health and safety, and environmental protection.

13. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.