

An
Coimisiún
Pleanála

Direction
CD-020316-25
ABP-322283-25

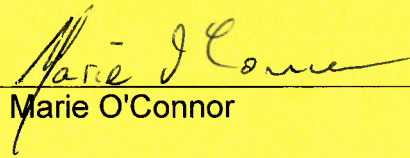
The submissions on this file and the Inspector's report were considered at a meeting held on 18/07/2025.

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

Planning

Commissioner:

Date: 23/07/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the development proposed to be retained and proposed development would be significantly larger than the mobile home it would replace and would comprise a new holiday home which does not benefit from the existing structure on site. The proposed development would be contrary to the HA - High Amenity Zone of the area and, in particular, to the footnote relating to Holiday Home use which provides that such development is 'only permitted where the development involves conversion of a protected structure.' It is considered that, by reason of the proposed use of the land for a new

holiday home, which does not incorporate the conversion of a protected structure, the development proposed to be retained and proposed development would materially contravene the High Amenity zoning objective of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained and proposed development is situated in an area that is identified in the Fingal Development Plan 2023-2029 as being at risk of coastal erosion. Based on the information submitted in connection with the planning application and the appeal, it is considered that the applicant has failed to demonstrate the potential impact of the development on erosion or deposition and the predicted impacts of climate change on the coastline, and any potential mitigation measures which could be employed to address coastal erosion at this location. The development proposed to be retained and proposed development would be contrary to the requirements of Objectives GINHO76 and DMSO163 of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.