



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020836-25**  
**ABP-322669-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 30/09/2025.

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

**Planning**

**Commissioner:**

**Date:** 01/10/2025

Tom Rabbette

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The development proposed to be retained is located within lands zoned HA (High Amenity) and, by virtue of its ancillary works including amendments to land levels and re-landscaping, has resulted in significant physical intervention into a protected landscape of outstanding natural beauty, exceptional landscape value and high sensitivity and, has damaged the distinctive character and visual amenity of same. The development proposed to be retained would, therefore, be contrary to Schedule 1, Objective 1.1 (Objectives for the enhancement of the area) and Schedule 3, Objective 3.4 and Policy 3.4.2 (Objectives for the prevention and limitation of development) of the Howth Special Amenity Area Order, 1999 and with the site's 'HA' (High Amenity) zoning, Policy GINHP28 (Protection of High Amenity Areas) and

Objectives GINHO58 (Sensitive Areas) and GINHO67 (Development and High Amenity Areas) of the Fingal County Development Plan 2023-2029. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The construction, retention, and continued maintenance of the pod has resulted in the removal of a significant section of protected maritime heathland. As such the development proposed to be retained would contravene Objective 2.4 and Policy 2.4.1 of the Howth Special Amenity Area Order, 1999 which requires the protection, preservation, and retention of this natural habitat. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.