



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020790-25**  
**ABP-322720-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 24/09/2025.

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:**

*Marie O'Connor*  
Marie O'Connor

**Date:** 24/09/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the zoning of the site, 'TC – Town and District Centre' with the objective to 'protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities', the planning history of the site, the planning policies, objectives and development standards of the Fingal Development Plan 2023-2029, the nature, scale and design of the proposed development relative to adjoining dwellings, protected structures and Newbridge House Demesne and The Square Architectural Character Area, and the existing pattern of development in the wider area, it is considered that, subject to compliance

with the conditions set out below, the proposed development would be an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed 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 received by An Coimisiún Pleanála on the 6<sup>th</sup> day of June, 2025 and on the 20<sup>th</sup> day of August, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The totem signage hereby permitted (Drg no. PA 516 Rev A Proposed Sign 04- Double sided totem sign – S/S option dated May 2025) shall only be illuminated during the permitted hours of trading (between 0800 and 2200 hours Mondays to Saturdays, inclusive, and between 0900 and 2100 hours on Sundays and bank holidays) and shall not be illuminated outside of these hours.

**Reason:** In the interest of visual amenity.

3. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.



**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.