



An
Coimisiún
Pleanála

Direction
CD-020877-25
ABP-322739-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/10/2025.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 06/10/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The 'guesthouses', by reason of their poorly integrated design, limited aesthetic value and by reason of the height of the building and its floor area, is not ancillary to the 'dwelling' on the site and is visually unacceptable. Furthermore, the applicant has failed to provide sufficient evidence the proposal is compliant with the land use definition of a 'guesthouse' set out in the Fingal Development Plan 2023-2029 as informed by the Registration and Renewal of Registration for Guest Houses Regulations 2003 under the Tourist Traffic Acts 1939- 2003, or other as revised, or that the 'dwelling' on site is being used as the main

residence for a person or persons who would manage the guest house. The proposed development therefore materially contravenes the 'RU' – 'Rural' land-use zoning objective of the Fingal Development Plan 2023-2029 and is contrary to the proper planning and sustainable development of the area.

2. The development of 'Holiday Home/Apartments' on 'RU' – 'Rural' zoned lands is only permissible where the development involves the conversion of a protected structure. The site does not contain any protected structures and, as such, the development proposed to be retained would materially contravene the 'RU' – 'Rural' land-use zoning objective of the Fingal Development Plan 2023-2029 in this regard. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

1. It was not apparent to the Commission from the information on file that the workshops/garages at Eden House benefitted from a grant of planning permission and/or, if they did, whether that parent permission provided for residential use as indicated in the site notice. However, in light of the substantive reasons for refusal set out above, it was decided not to pursue this matter further at this time.
2. It was not clear to the Commission that the Confirmation of Feasibility from Uisce Éireann related to the totality of usage encompassed by this proposal. Again, in light of the substantive reasons for refusal set out above, it was decided not to pursue this matter further at this time.