



An
Coimisiún
Pleanála

Direction
CD-020946-25
ABP-322775-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/10/2025.

The Commission decided, in a 2:1 majority decision, 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:


Emer Maughan

Date: 13/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2023-2029, including the 'RU' rural zoning objective for the site, the nature and extent of existing development on the site, the pattern and character of development in the area, and the design, scale and servicing of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable intensification of an established use at this location, would not detract from views to be preserved or the rural character or quality of the

area, would be acceptable in terms of traffic safety and convenience, and would not pose any unacceptable risk of water pollution or any associated impacts on downstream European Sites. The proposed development 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 16th day of June, 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)
 - (a) Sightlines from the existing entrance shall be achieved and maintained in accordance with the proposals received by An Coimisiún Pleanála on the 16th day of June, 2025.
 - (b) A new roadside boundary shall be constructed behind the sightlines and all obstructions in the area between the sightlines and the roadside edge shall be removed, and the area shall be suitably levelled and surfaced.
 - (c) Details in respect of (a) and (b) above shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

- (d) The proposals agreed under (c) above shall be completed to the written satisfaction of the planning authority prior to commencement of any other demolition or construction works.

Reason: In the interest of traffic safety.

- 3) (a) No additional car-parking spaces are hereby permitted, and a maximum of 37 spaces shall be retained on site.
- (b) Bicycle parking facilities shall be provided to comply with Table 14.17 of the Fingal Development Plan 2023-2029.
- (c) A minimum of 5% of car-parking spaces shall be accessible spaces.
- (d) A minimum of 10% of car-parking spaces shall be for Electric Vehicles.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport.

- 4) Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

- 5) a) Details of the agreement with Uisce Éireann in relation to the connection to the Uisce Éireann foul sewer to be submitted to the planning authority prior to the commencement of any construction works.
- b) All foul water from the proposed development shall be discharged to the Uisce Éireann foul sewer in accordance with the details submitted to An Coimisiún Pleanála on the 16th day of June, 2025.

Reason: In the interest of public health and environmental protection.

- 6) The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health and environmental protection.

- 7) (a) Except as required for the achievement of sightlines as required by condition number 2 above, all existing trees and hedges along the site boundaries shall be retained and protected from damage during construction.

(b) The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

A plan to scale of not less than 1:500 showing –

- (i) Existing trees, hedgerows specifying which are proposed for retention as features of the site landscaping
- (ii) The measures to be put in place for the protection of these landscape features during the construction period
- (iii) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder and which shall not include prunus species

(c) Soft landscaping to be provided to the area between the existing carpark and the area to the southwest of the guesthouse.

(d) A timescale for implementation

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced

within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

- 8) Prior to 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 a 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 shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at site offices at all times

Reason: In the interest of sustainable waste management.

- 9) Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Environmental Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including hours of working, noise and dust management measures, water protection measures, and traffic management.

Reason: In the interest of public safety and amenity.

- 10) 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.