

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020987-25**  
**ACP-322948-25**

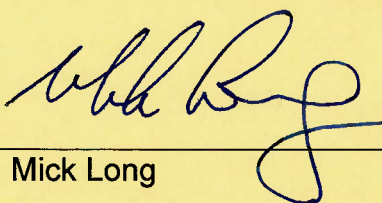
The submissions on this file and the Inspector's report were considered at a meeting held on 17/10/2025.

Having regard to the nature of the condition which is appealed, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to

ATTACH conditions numbers 2(a) and 2(b) so that they shall be as follows for the reason set out.

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 17/10/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the nature, scale and location of the proposed development in proximity to Portmarnock rail station and the pattern of development in the area, it is considered that the proposed change of use of public open space, the construction of gate and railings with all associated site works would enhance the permeability and accessibility of the area. The proposed development would not have a significant impact on the residential or visual amenities of the area, would comply with policy CMP14 and objective CMO19 of the Fingal County Development Plan 2023-2029, and would therefore, be in accordance with the proper planning and sustainable development of the area.