



An
Coimisiún
Pleanála

Commission Direction
CD-000019
PL-500049-DF

The submissions on this file and the Inspector's report were considered at a meeting held on 19 January 2026.

The Commission decided to make a split decision, to

1. Grant permission (subject to conditions) for elevated platform at upper garden level and the stairway connecting the lower garden to the upper garden for the reasons and considerations marked (1) under and subject to the conditions set out below, and
2. Refuse permission for proposed home office for the reasons and considerations marked (2) under.

Planning Commissioner:

Declan Moore

Date:

20th day of January 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

The commission is satisfied, based on the information provided, that the proposal to retain of an elevated platform at the upper garden, a stairway connecting to the lower garden and ancillary site works is not excessively prominent nor will it have a significant negative impact on a view from the footpath or road network that is protected in the Development Plan and the Howth SAAO. Objective 2.1 and policy 2.1.1 of the Howth SAAO and the duty to protect the special amenity value of Howth SAA as set out in policies GINHP27 and CSP23 is met. The duty to enhance in policy GINHP27 can also be met subject to a comprehensive scheme of landscaping of suitable native species being implemented. The development is therefore consistent to the proper planning and sustainable development of the area subject to the following conditions:

1. The development shall be retained in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

Reason: To ensure the development shall be in accordance with the permission and that effective control is maintained.

2. 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 within three months of the decision. This scheme shall include the following:

(a) A plan to scale of not less than [1:500] showing –

(i) Existing trees, hedgerows [shrubs] [rock outcroppings] [stone walls], 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

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] [which shall not include prunus species]

(iv) Details of screen planting [which shall not include cupressocyparis x leylandii]

(v) Details of roadside/street planting [which shall not include prunus species]

(vi) Hard landscaping works, specifying surfacing materials, furniture and finished levels.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment

(c) A timescale for implementation [including details of phasing] but this should be no later than the first planting season after the scheme is agreed by the Planning Authority

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 [or until the development is taken in charge by the local authority, whichever is the sooner], 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 residential and visual amenity.

3. The development shall comply with the following requirements:

- a. No surface water/rainwater shall discharge to the foul water system under any circumstances
- b. Th surface water drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC, April 2006.

Reason: In the interest of Public Health

Reasons and Considerations (2)

Whilst the home office may provide useful ancillary accommodation to the occupants of this dwelling the siting, layout, design and materials of the structure are not complementary to the main house and it does not protect and enhance the visual amenity value of the Howth Special Amenity Area which is contrary to Section 14.10.4, policy CSP23 and policy GINHP27 of the Fingal County Development Plan 2023-29. Its size and design will also cumulatively have a significant negative effect on the view from road adjacent to the site contrary to objective 2.1 and policy 2.1.1 of the Howth Special Amenity Area Order 1999 which is inconsistent with the proper planning and sustainable development of the area.