



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000546**  
**PL-500432-DF-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 11 May 2026.

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:**

**Patricia Calleary**

**Date:**

**11<sup>th</sup> day of May 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the nature and scale of the development proposed to be retained, the established use of the site as a public house, the location of the site in an area of Castleknock Village containing extensive commercial development

and zoned 'TC' Town and District Centre in the Fingal County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the zoning objective and vision for the area, as set out in the development plan, would be visually acceptable, would not have an undue adverse impact on the residential amenity of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained in accordance with the agreed particulars.

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

2. This permission relates solely to that detailed in the public notices and does not refer to any other aspects of the development that may be shown on the lodged plans.

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

3. The operating hours of the external landscape yard shall be as follows:

- Monday - Saturday: 1200 hours to 2300 hours
- Sundays: 1230 hours to 2300 hours

Any changes to these times shall be the subject of a separate planning application.

**Reason:** In the interest of clarity and the protection of residential amenity.

4. (a) No amplified music or other sound shall be broadcast from the premises between 2200 hours and 0900 hours.

(b) No amplified music shall be broadcast at any time in the conservatory or landscape area covered by the awning.

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

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of sustainable drainage.

6. 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 within three months of the date of this Order 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.