



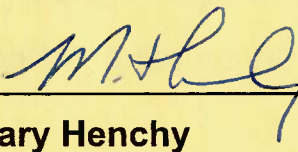
An
Coimisiún
Pleanála

Commission Direction
CD-000847
PL-500980-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 July 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:


Mary Henchy

Date:

10th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to High Amenity (HA) zoning of the site and the fact that 'Caravan park – Holiday' is neither a 'permitted in principle' use nor a 'not permitted' use within that land use zone, the Commission considered the proposed use of the existing car park for the parking of campervans for a defined summer season will

contribute to achievement of the zoning objective and vision, as the proposed use increases public access to the wider area. This type of holiday accommodation while different in form, is similar in use to the 'permitted in principle' holiday accommodation in this zone. The proposed development will not interfere with views and prospects due to the existing landscape and therefore is in compliance with policy GINHO58, neither will it detract from the sense of place as the area is currently in use as a car park and so it accords with policy GINHO67.

The appeal submission provided clarity regarding the operation of the campervan park, the existing clubhouse facilities will be available and that there will be no disposal of foul or grey water on the grounds of the club, the proposed development will therefore not give rise to either human health or environmental concerns including impacts on the conservation objectives of European Site or to a risk of deterioration in the ecological and/or chemical status of waterbodies. The proposed development, subject to conditions therefore accord with the Fingal County Development and the proper planning and sustainable development of the area.

Furthermore, Chapter 7 of the Development Plan recognises the tourism sector as having a key role in the County's urban and rural economy the proposed development is consistent with the related policies and objectives including objective EEO59.

Appropriate Assessment Screening

The Commission noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Commission accepted and adopted the screening assessment and conclusion carried out on behalf of the applicant in respect of identification of the European Sites which could potentially be affected,

and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans and projects, on these European Sites in view of the site's conservation objectives and concluded that a Stage 2 Appropriate Assessment is not, therefore, required.

Water Framework Directive

The Commission concluded on the basis of the objective information, that the proposed development will not result in a risk of deterioration of any water body.

Conditions

1. The 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 with the appeal, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. This permission is for three years from the date of this order, the use of the site as a campervan park is limited to the summer season, 20th April - 30th of August.

Reason: In the interest of clarity

3.The club house facilities shall be available 24 hours a day seven days a week for all visitors using the camper van park for the duration of the operation of this use.

Reason In the interest of public health

4. Prior to the commencement of development the applicant shall submit the following for the written agreement of the planning authority, an operational management plan for the facility, that provides for 24 hour access to the facilities in the club house, details of the manner in which users will be advised that no disposal of foul or grey water on the grounds of the club is permitted and arrangements for the management of household waste.

Reason: In the interest of the orderly operation of this activity.

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 if applicable 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.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission concurred with the Inspector that the proposed development did not contravene the zoning for the site and that neither would the development have a visual impact on its setting or any views or prospects. The Commission did not concur with the Inspector that it is unlikely that campervan visitors will rely exclusively on the club house facilities, the facilities are proximate to the campervans and subject to being available 24 hours a day 7 days a week provide suitable facilities for visitors, different sites provide different services to visitors and subject to visitors being advised of what services are provided and, those that are not it is reasonable to accept that visitors will avail of the facilities on site. The Commission therefore determined that the need for stage 2 appropriate assessment can be screened out and that there is no risk to any water body.