



An
Coimisiún
Pleanála

Commission Direction
CD-000809
PL-500998-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29th June 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:

Emer Maughan

Date:

30th day of June 2026

DRAFT WORDING FOR ORDER

Having regard to the objectives of the Fingal County Development Plan 2023-2029 (as varied) and objectives of this plan, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, the Architectural Heritage Protection Guidelines for Planning Authorities,

the permitted development on the site, the height, scale, layout and form of development, it is considered subject to compliance with the conditions set out below, that the proposed development would not adversely affect the built heritage or character and setting of the protected structure on site or adversely impact on the natural character of the public open space, would support high quality design and placemaking, would not seriously injure residential or visual amenities or the natural environment of the area or of property in the vicinity and would not be prejudicial to public health or traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by 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 the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: To clarify the plans and particulars for which permission is granted.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission planning reference numbers F22A/0580 (ABP316498) and F22A/0581 (ABP-316504), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. Prior to commencement of this development, the following shall be submitted to and agreed in writing with the planning authority:

- (a) details of the materials, colours and textures of all external finishes to the proposed dwellings and all boundary treatments and residential units;
- (b) updated parking management plan, identifying car parking spaces to be assigned permanently and solely for residential units, including details for how all spaces are to be assigned segregated by user and continually managed;
- (c) updated public lighting proposals and details of the design, layout, finishes, road markings, signage of roads, footpaths and parking areas;
- (d) updated proposals for development name and numbering scheme and any signage; and
- (e) updated proposals for the management of communal and public areas not to be taken in charge by the local authority.

Reason: In the interest of orderly development, to protect the amenities of the area, and to ensure that the development shall be in accordance with the permission and that effective control be maintained.

4. Prior to the commencement of development the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

6. Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those

eligible for the occupation of social and/or affordable housing, including cost rental housing.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

7. 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.