

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0608**

**Appeal** by Helen Molloy care of Peter M. Byrne of Balcarrick Lodge, Egan's Lane, Balcarrick, Donabate, County Dublin against the decision made on the 13<sup>th</sup> day of January, 2022 by Fingal County Council to refuse permission for the development proposed to be retained.

**Proposed Development:** Retention of a converted detached single storey outbuilding shed to beauty salon with ancillary works at 1 Sycamore Lane, The Square, Donabate, County Dublin.

**Decision**

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the nature and scale of the existing beauty salon use, the location of the site on lands zoned 'TC' within the town of Donabate and the site's proximity to good quality public transport, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with policy Objectives DMS111 and DMS112 of the Fingal County Development Plan 2017-2023 which provides policy guidance with respect to home-based economic activity. The development proposed to be retained would not adversely impact or erode the architectural character of the site or its surroundings, would not adversely impact on the existing residential amenity of the area, including by way of increased traffic or on-street car parking pressures, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development proposed to be retained shall comply 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 proposed to be retained shall comply with the agreed particulars.

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

2. The use of the outbuilding as a beauty salon shall be solely operated by the owner and occupier of the existing dwelling on site, and no additional staff shall be permitted to operate from the premises.

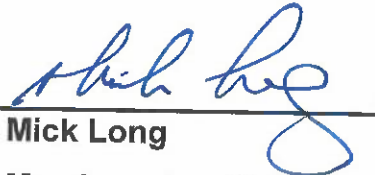
**Reason:** In the interest of residential amenity.

3. The use of the outbuilding as a beauty salon shall be restricted to the times of 8am to 8pm, Mondays to Saturdays only with no patrons permitted on Sunday.

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

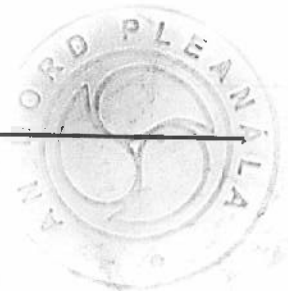
4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid 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 the Board 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.



**Mick Long**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 10 day of March 2023.