

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0106

APPEAL by The Gaffney Group care of O'Neill Town Planning, Planning and Development Consultants of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 11th day of May, 2023 by Fingal County Council to refuse permission.

Proposed Development: RETENTION: (1) partial change of use of car parking to outdoor seating area with a kitchen and bar servery building of 16 square metres and (2) a bar and servery building of eight square metres to the front of the main building and serving the existing terrace, at The Summit Inn, Thormanby Road, Howth, County Dublin.

Decision

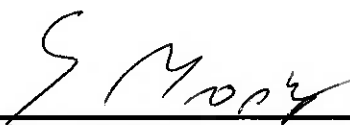
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The development proposed for retention, by reason of its proposed scale, design and location in a transitional zone in close proximity to noise sensitive residential uses, would, if permitted, result in a

substantial intensification and overdevelopment of the existing use which would have a detrimental impact on the amenities of nearby residential properties by way of increased levels of associated amplified and ambient noise and associated disturbance and nuisance. The development is contrary to Objectives IUO62 and Z02 of the Fingal Development Plan 2023-2029 in this regard. The physically and visually prominent development represents overdevelopment and visual clutter within an already extensively developed property, detracting from and negatively impacting upon the visual amenities and character of the area. The development proposed for retention is, therefore, contrary to Policies CSP22 and CSP23 and Objective DMSO12 of the development plan and the proper planning and sustainable development of this area.

2. The development has resulted in the loss of existing parking spaces within the appeal site and fails to provide additional car parking in compliance with the standards set out in Table 14.19 and the provisions of Objective DMSO119 of the Fingal Development Plan 2023-2029. If permitted, the development proposed for retention will result in on-street car parking, leading to congestion and conflict between pedestrians and other road users. This aspect of the development, therefore, is contrary to the proper planning and sustainable development of the area.



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

Dated this 29th **day of** May **2024.**