



An  
Coimisiún  
Pleanála

Commission Order  
ABP-319423-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0015**

**Appeal** by Emmet McLoughlin care of RMK Planning of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 4<sup>th</sup> day of March, 2024 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Modifications to the plans previously granted permission under planning authority register reference F19A/0405 (and on appeal under reference number ABP-307006-20). It includes (1) the addition of a set back third floor containing one number four bedroom penthouse apartment with balcony, (2) minor modifications, including rear and side extension to the second floor to accommodate one number two bedroom and one number three bedroom apartment, (3) two number additional car parking spaces, (4) extension of permitted basement to accommodate storage and bicycle parking for residents and (5) associated site, landscaping and engineering works to facilitate the development. The proposed addition will result in an increase in one number apartment, such that the proposed scheme contains nine number apartments within a four-storey building over basement at Osprey House, Kilrock Road, Howth, County Dublin.

## **Decision**

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to the location of the proposed development on a prominent site within a Coastal Landscape Character Area that is categorised by the Fingal County Development Plan 2023-2029 as having exceptional landscape value and to be highly sensitive to development, and the location of the site within the buffer zone of the Howth Special Amenity Area Order (SAAO), the preserved views along Kilrock Road, Balscadden Road and from the East Pier of the harbour as set out in the development plan, and Objective GINH058 (Landscape/Visual Assessment) which seeks to resist development which would interfere with the character of highly sensitive areas, it is considered that the proposed development on an elevated site would result in an overly dominant feature, would be visually intrusive to the surrounding area and would represent an incongruous form of development compared to that which was granted permission under appeal reference number ABP-307006-20 (planning authority register reference F19A/0405) and would form an obtrusive and discordant feature in this highly sensitive and scenic coastal landscape. The proposed development would, therefore, be contrary to the stated objectives of the development plan, to the visual amenities of the area and to the proper planning and sustainable development of the area.



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**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

**Dated this 25<sup>th</sup> day of June 2025**