



An
Coimisiún
Pleanála

Commission Order
ABP-321119-24

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0420E

Appeal by Brenda Doyle of Belview, Malahide Road, Balgriffin, Dublin against the decision made on the 25th day of September, 2024 by Fingal County Council to grant subject to conditions a permission to Gerard Gannon Properties care of Downey of 29 Merrion Square, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to the previously permitted development granted under Planning Register Reference Number F15A/0609 (An Coimisiun Pleanála Register Reference Number PL06F.248052), F15A/0609/E1 relating to Belcamp House and Chapel including additional external and internal reconstruction, replacement, refurbishment, repair and conservation works to both buildings on foot of fire damage including upgrade works to Belcamp House's existing roof, construction of walls and floors, and other works necessary to adapt the buildings to their new uses which includes the proposed change of use of the basement floor and ground floor of Belcamp House from the previously permitted two number residential apartment units to now provide for community uses, reconfiguration of the first and second floors of Belcamp House from the previously permitted two

number residential apartment units (one number three bed and one number four bed) to now provide four number apartment units (two number one beds and two number two beds) to be accessed via a new entrance door at ground floor level on the northern elevation of Belcamp House, new lift, entrance lobby and stairs to the basement of Belcamp House to connect to the ground floor of the Chapel, new lift and landing including new steps and railings at north-western side of Belcamp House, new fire exit and stairs to the east transept of the Chapel, a single storey bin and bicycle store, sundry conservation works to include repair and reinstatement of selected joinery, plasterwork and finishes in selected rooms to appropriate conservation standard, EV charging points and bicycle parking, landscaping including boundary treatments and all associated works necessary to facilitate the development on lands at Belcamp Hall (Protected Structure), Malahide Road, Belcamp, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the residential land use zoning of the site "RA" as set out in the Fingal County Development Plan 2023-2029, the nature and scale of the proposed development and the provisions of the development plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character and setting of the Protected Structure, would be in accordance with the development plan objectives for the protection of built heritage including, Policy HCAP8 (Protection of Architectural Heritage), Policy HCAP12 (Intervention to

Protected Structures), Policy HCAP22 (Retention and Reuse of Existing Building Stock) and Policy HCAP25 (Retention of Historic Fabric), would not seriously injure the residential amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety, services and convenience. 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 lodged with the application, as amended by the further plans and particulars submitted on the 30th day of August 2024, 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 grant of permission shall expire on the 28th day of June 2027.

Reason: To comply with the grant of extension of duration of permission under Planning Register Reference Number F15A/0609/E1.

3. The terms and conditions of the grant of permission made by An Coimisiún Pleanála under Register Reference Number L06F.248052 (Planning Register Reference Number F15A/0609), as amended by Planning Register References Numbers F22A/0136, F21A/0488, F21A/0401, F19A/0221, F19A/0220 and F18A/0058, and any

agreements entered into thereunder, insofar as these are applicable, shall be complied with in full in the course of the development herein permitted, save for the changes permitted under this application.

Reason: In the interest of the proper planning and sustainable development of the area.

4. The restoration works herein permitted shall comprise part of Phase 1 of the development permitted under An Coimisiún Pleanála Register Reference Number PL06F.248052 (as amended by Planning Register References Numbers F22A/0136, F21A/0488, F21A/0401, F19A/0221, F19A/0220 and F18A/0058) and shall be carried out in accordance with the phasing required under that grant of permission.

Reason: In the interest of clarity and to ensure the timely restoration of the Protected Structures.

5. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority:
 - (a) confirmation that all alterations, repairs and works to the historic built fabric and re-instatement of features to the protected structure will be specified and inspected by a Conservation Architect or Conservation Professional of extensive conservation experience and expertise. The planning authority shall be notified of the details of the Conservation Professional retained/engaged,
 - (b) the rainwater goods to Belcamp House and the Chapel shall be cast-iron and shall match the original design and profile for each building. The use of cast-aluminium for missing sections of rainwater goods is not acceptable,

- (c) elevation drawings showing the design and location of all ancillary elements within the external or internal entry points and spaces of the protected structures related to the proposed community use provider and for the residences including information on signage, building name signage, letter boxes, intercoms, utility boxes for service providers, and proposed locations for any future broadband or other service cable runs. Any proposed external service pipes or room vents are to be shown, and
- (d) the proposed Environmental Protective Glazing system for the protection of the original stained-glass windows shall be used only where necessary in exceptional circumstances and subject to the written agreement of the planning authority in each instance.

Reason: In the interest of the proper conservation and restoration of the Protected Structures.

6. The developer shall comply with the following requirements of the planning authority:
 - (a) the development shall not commence construction until such time as the entrance/junction to the proposed development from the Malahide Road, as granted permission under An Coimisiún Pleanála Register Reference Number PL06F.248052 (Planning Register Reference Number F15A/0609), is fully completed, with all traffic signals commissioned and operational, all road surfacing completed, and all road line marking completed, and
 - (b) EV charging points shall be provided for 20% of the proposed parking spaces and appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point shall be provided at all other parking spaces.

Reason: In the interests of traffic and pedestrian safety and to ensure the proper planning and sustainable development of the area.

7. The submitted landscape plan (drawing number 300 Rev. 2) shall be implemented in full no later than the first planting season following substantial completion of construction works on site. Any plant failures shall be replaced until such time as the planting scheme has become established.

Reason: In the interests of proper planning and orderly development and to ensure the provision of amenity afforded by appropriate landscape design.

8. The development shall be provided with noise insulation to an appropriate standard, where appropriate to the fabric and character of the Protected Structures and having regard to the location of the site within Noise Zone C associated with Dublin Airport. Details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health and to comply with Objective DAO11 of the Fingal County Development Plan 2023-2029.

9. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

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

10. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

11. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

12. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development.

Reason: In the interests of environmental protection, residential amenities, public health and safety, and environmental protection.

13. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.



Mick Long

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

Dated this 12th day of January 2026

