

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322001-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0843E**

**APPEAL** by Howth Celtic Football Club care of CQA Design and Build of B4 Swords Enterprise Park, Feltrim Road, Swords, County Dublin against the decision made on the 26<sup>th</sup> day of August, 2024 by Fingal County Council to refuse permission for the proposed development.

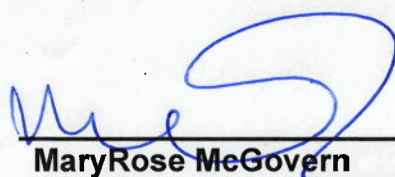
**Proposed Development:** The development will consist of a new 100 metres by 59 metres all weather training pitch to replace the existing grass pitch, six number 15 metres high floodlighting columns, pitch perimeter fencing consisting of 2.4 metres high mesh fence and six metres high ball-catching netting, widening of the existing vehicular entrance onto Carrickbrack Road, on-site hard standing car parking area and all associated site works at Howth Celtic Football Club, Carrickbrack Road, Sutton, Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to Objective DMS0145 of the Fingal Development Plan 2023-2029, which seeks to ensure sufficient information is provided as part of development proposals to enable Screening for Appropriate Assessment to be undertaken and to enable a fully informed assessment to be made of impacts on biodiversity, and having regard to the information provided in the Planning Application and in the submissions on file, and on the basis of the precautionary principle, the Commission consider that there is reasonable scientific doubt regarding the robustness of the findings of the Appropriate Assessment Screening report, with particular reference to the Light-Bellied Brent Geese, to demonstrate that likely significant effects on ex-situ factors can be excluded for Baldoyle Special Protection Area (Site Code 004016), North Bull Island Special Protection Area (Site Code 004006) and Malahide Estuary Special Protection Area (Site Code 004025). The Commission is not satisfied that the applicant has demonstrated that the proposed development individually or in combination with other plans or projects, would not adversely affect the integrity of aforementioned European Sites, in view of the sites' conservation objectives. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Rose McGovern**

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



Dated this 3<sup>rd</sup> day of July 2025.