

An
Coimisiún
Pleanála

Commission Order
ABP-322283-25

Planning and Development Acts 2000 to 2024

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0053E

APPEAL by Aoife Power care of Michael Halligan Planning Consultants of Seapoint House, Balbriggan, County Dublin against the decision made on the 19th day of March, 2025 by Fingal County Council to refuse permission.

Proposed Development: Retention of a partially constructed timber-framed single story replacement holiday home. Permission for the completion of the partially constructed replacement holiday home, single storey, one-bedroom timber-framed structure, removal of the existing mobile home and works, including hard and soft landscaping and all associated site works necessary to facilitate the development, all on a site at Loughshinny Beach, Loughshinny, County Dublin.

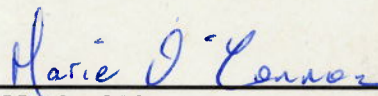
Decision

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

Reasons and Considerations

1. It is considered that the development proposed to be retained and proposed development would be significantly larger than the mobile home it would replace and would comprise a new holiday home which does not benefit from the existing structure on site. The proposed development would be contrary to the HA - High Amenity Zone of the area and, in particular, to the footnote relating to Holiday Home use which provides that such development is 'only permitted where the development involves conversion of a Protected Structure.' It is considered that, by reason of the proposed use of the land for a new holiday home, which does not incorporate the conversion of a Protected Structure, the development proposed to be retained and proposed development would materially contravene the High Amenity zoning objective of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained and proposed development is situated in an area that is identified in the Fingal Development Plan 2023-2029 as being at risk of coastal erosion. Based on the information submitted in connection with the planning application and the appeal, it is considered that the applicant has failed to demonstrate the potential impact of the development on erosion or deposition and the predicted impacts of climate change on the coastline, and any potential mitigation measures which could be employed to address coastal erosion at this location. The development proposed to be retained and proposed development would be contrary to the requirements of Objectives GINHO76 (Development and Risk of Coastal Erosion) and DMSO163 (Coastal Erosion) of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 24 day of July 2025.