

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322669-25

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0208E**

**APPEAL** by Patrick and Sarah O'Sullivan care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 6<sup>th</sup> day of May, 2025 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission is sought for (1) One number viewing pod situated within the rear garden and (2) all associated site works, including boundary treatment and landscaping necessary to facilitate the development. The viewing pod has replaced a pre-existing garden room at the same location, at Cliff Haven, Thormanby Road, Howth, County Dublin.

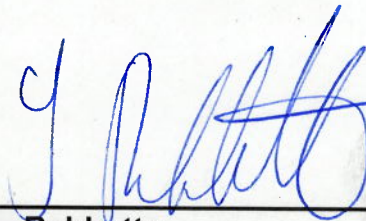
## **Decision**

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

## **Reasons and Considerations**

1. The development proposed to be retained is located within lands zoned HA (High Amenity) and, by virtue of its ancillary works including amendments to land levels and re-landscaping, has resulted in significant physical intervention into a protected landscape of outstanding natural beauty, exceptional landscape value and high sensitivity and, has damaged the distinctive character and visual amenity of same. The development proposed to be retained would, therefore, be contrary to Schedule 1, Objective 1.1 (Objectives for the enhancement of the area) and Schedule 3, Objective 3.4 and Policy 3.4.2 (Objectives for the prevention and limitation of development) of the Howth Special Amenity Area Order, 1999 and with the site's 'HA' (High Amenity) zoning, Policy GINHP28 (Protection of High Amenity Areas) and Objectives GINHO58 (Sensitive Areas) and GINHO67 (Development and High Amenity Areas) of the Fingal County Development Plan 2023-2029. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

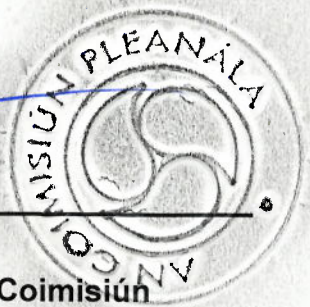
2. The construction, retention, and continued maintenance of the pod has resulted in the removal of a significant section of protected maritime heathland. As such the development proposed to be retained would contravene Objective 2.4 and Policy 2.4.1 of the Howth Special Amenity Area Order, 1999 which requires the protection, preservation, and retention of this natural habitat. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

**Planning Commissioner of An Coimisiún**

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



Dated this 2<sup>nd</sup> day of Oct. 2025.

