

An
Coimisiún
Pleanála

Commission Order
ACP-322948-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0320E

Appeal by Ballymore Portmarnock Limited care of Downey, Chartered Town Planners of 29 Merrion Square, Dublin against the decision made on the 6th day of June 2025, by Fingal County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for revisions to approved development 1-3 Station Road (Planning Register Reference Number F21A/0378) Condition 6E, change of use to public open space adjoining number 28 Station Walk at the southeast corner of the approved development and proposed pedestrian gate and railings 2.4 metre high at north east boundary to cul-de-sac between house numbers 136- 137 Drumnigh Wood and pedestrian access/egress through numbers 1-3 Station Road, Portmarnock, including all ancillary site works at site circa 0.0235 hectares at 1-3 Station Road and cul-de-sac at number 136-137 Drumnigh Wood, Portmarnock, County Dublin.,

Decision

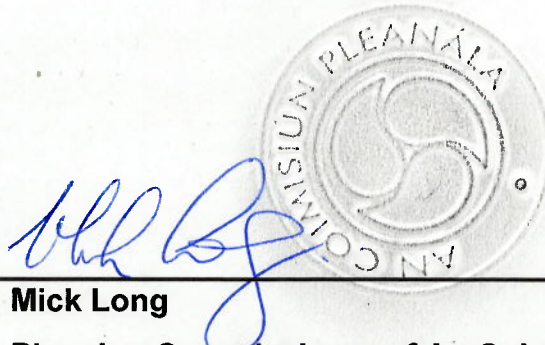
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH conditions numbers 2(a) and 2(b) so that they shall be as follows for the reason set out.

2. (a) The proposed gates at both ends of the proposed path and the proposed timber/concrete boundary fence at the Drumnigh Wood/Station Walk boundary shall be omitted.
- (b) Prior to commencement of development, revised plans and drawings at an appropriate scale shall be submitted for written agreement of the planning authority, detailing boundary details including railings instead of fencing to the Drumnigh Wood/Station Walk boundary, and the use of bollards or alternative proposals to allow universal pedestrian/active travel and maintenance/wayleave access, while restricting unauthorised vehicular access.

Reason: In the interest of accessibility and residential amenity.

Reasons and Considerations

Having regard to the nature, scale, and location of the proposed development, in proximity to Portmarnock rail station, and the pattern of development in the area, it is considered that the proposed change of use of public open space, and the construction of gate and railings with all associated site works would enhance the permeability and accessibility of the area. The proposed development would not have a significant impact on the residential or visual amenities of the area, would comply with Policy CMP14 (Permeable Neighbourhoods) and Objective CMO19 (Optimising Accessibility for All) of the Fingal County Development Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Mick Long

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

Dated this 24th day of October 2025.