

An
Coimisiún
Pleanála

Commission Order ACP-324119-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: SFL/003/2026

Appeal by Majella Dunne against the decision made on the 6th day of January, 2026 by Fingal County Council to grant permission, subject to conditions, to Street and Soul Coffee and Street Food for the proposed development.

Licence Application: Eight table, 24 chairs, one awning, two parasols, nine windbreakers in an area of 25.2 square metres (2.8 metres width, 9 metres length) at Unit 7, New Street Mall, Malahide, County Dublin.

Decision

In exercise of the powers conferred on it under section 254 of the Planning and Development Act, 2000, as amended, An Coimisiún Pleanála, directs the planning authority to **GRANT** a licence, based on the reasons and considerations under and subject to the conditions set out below.
planning authority to withdraw the licence based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the nature and extent of the proposed development for which a street licence is sought, to the location of the site on New Street, in the commercial centre of Malahide and the objectives for the area as set out in the Fingal County Development Plan, it is considered that, subject to compliance with the conditions set out below, the temporary use of the street as an outdoor seating/serving area for number 7 New Street would not seriously injure the amenities of the area, including the amenities of residential properties and would not have an adverse effect on the character and setting of the designated Architectural Conservation Area and would not be prejudicial to public safety by reason of traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The street furniture shall be arranged and maintained so as to maintain a minimum footpath clearance of 1.8 metres and so as not to obstruct the free-flow of pedestrian traffic.

Reason: In the interest of public safety.

2. Street furniture shall only be placed at the above location between 0900 hours and 2200 hours all items covered under this license, under the control of the applicants shall be removed outside of these hours.

Reason: In the interest of the amenities of the area.

3. Street furniture shall be maintained in a safe clean and tidy condition and adequate waste management facilities shall be maintained at the site by the applicant.

Reason: In the interest of the visual amenities of the area.

4. No outside amplification speakers/live entertainment shall be permitted without prior written consent from the planning authority and no speaker or amplifier within these premises shall be configured in such a manner so as to project sound onto the public footway.

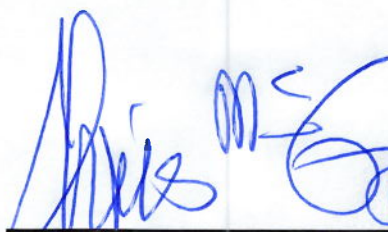
Reason: in the interests of the amenities of the area.

5. All appropriate public liability insurances shall be in place for the duration of this licence.

Reason: In the interest of public safety.

6. The licence permitted by this order shall expire on the 30th day of September 2026.

Reason: In the interest of the amenities of the area.



Chris McGarry

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



Dated this 21st day of July 2026.