

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0303E

APPEAL by Declan Cummins against the decision made on the 9th day of September 2025 by Fingal County Council to refuse permission for the proposed development.

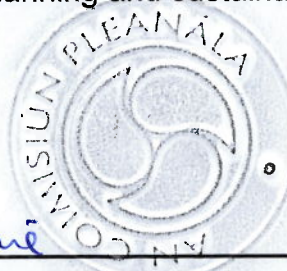

Proposed Development: Permission is sought for erection of a freestanding ancillary timberclad hut (including a pizza oven) (20.5 square metres - GIA), ancillary to the existing gastropub operation -The Strawberry Hall; together with a screened bin storage area, log storage area, landscaping and all associated site works, at The Strawberry Hall Car Park, Lower Road, Astagob, Strawberry Beds, 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 the location of the subject site, situated less than 10 meters from the River Liffey, within the Liffey Valley Special Amenity Area, in an area zoned 'HA' High Amenity and in a Highly Sensitive Landscape per the Fingal Development Plan 2023-2029, it is considered that the proposed food hut, by virtue of its design, use and nature, is akin to a drive-thru/takeaway which is a non-permitted use in a High Amenity Area, and would, therefore, be an inappropriate form of development contrary to the "HA" High Amenity zoning objective of the Fingal Development Plan 2023-2029. The proposed development does not accord with Policies GINHP26, GINHP27, GINHP28 and Objectives GINHO60, GINHO67 and DMSO154 of the Fingal Development Plan 2023-2029 which aim to protect the special character of the landscape and the Liffey riparian corridor from inappropriate development. The proposed development would therefore, by itself and by the precedent it would set if granted, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Planning Commissioner of An Coimisiún

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

Dated this 26 day of January 2026