

An
Coimisiún
Pleanála

Commission Order
PL-500432-DF

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0405E

Appeal by David Hughes against the decision made on the 13th day of November, 2025 by Fingal County Council, to grant subject to conditions a permission, to Swanheavey Inns Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of use of the conservatory extension on the southern side of the public house as part of the public useable space of the licensed premises. Retention of use of the landscaped yard to the south of the public house as part of the public useable space of the licenced premises. Retention of as-constructed awning to the south elevation of the said public house within enclosed landscaped yard, all at Myos Pub, Castleknock Road, Castleknock, Dublin.

Decision

GRANT permission for the above-mentioned development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained, the established use of the site as a public house, the location of the site in an area of Castleknock Village containing extensive commercial development and zoned 'TC' Town and District Centre in the Fingal County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the zoning objective and vision for the area, as set out in the development plan, would be visually acceptable, would not have an undue adverse impact on the residential amenity of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission relates solely to that detailed in the public notices and does not refer to any other aspects of the development that may be shown on the lodged plans.

Reason: In the interest of clarity.

3. The operating hours of the external landscape yard shall be as follows:

(a) Monday - Saturday: 1200 hours to 2300 hours, and

(b) Sundays: 1230 hours to 2300 hours.

Any changes to these times shall be the subject of a separate planning application.

Reason: In the interest of clarity and the protection of residential amenity.

4. (a) No amplified music or other sound shall be broadcast from the premises between 2200 hours and 0900 hours.

(b) No amplified music shall be broadcast at any time in the conservatory or landscape area covered by the awning.

Reason: In the interest of residential amenity.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of sustainable drainage.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

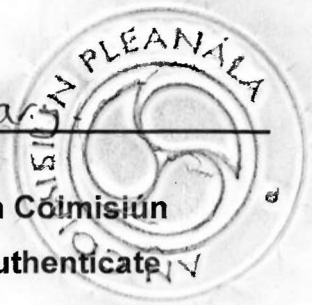
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Patricia Calleary

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Planning Commissioner of An Coimisiún

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



Dated this *19th* day of *May* 2026.