



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0999E

APPEAL by Kinwest Limited against the decision made on the 18th of December, 2025 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Amendments to the previously permitted development at the subject site, granted under Register Reference F22A/0580/ABP-316498-23 (as amended by F24A/0811E, F24A/0812E and F25A/0226E), and Register Reference F22A/0581/ABP-316504-23 (as amended by F24A/1179E). The proposed amendments will provide for the addition of two number houses, comprising one number House Type A5 (two-storey three-bedroom detached unit), and one number House Type A13 (two-storey, four-bedroom detached unit) to the north of the development permitted under Register Reference F22A/0580/ABP-316498-23 (as amended by F24A/0811E, F24A/0812E and F25A/0226E), along with in curtilage car parking. The proposed amendment will also include remodelling of the attenuation basin, the out of bank storage, and the play equipment in the open space of the previously permitted layout (Register Reference F22A/0580/ABP-316498-23 and Register Reference F22A/0581 / ABP-316504-23); along with associated boundary treatment; landscaping works; and all other ancillary site development works that are necessary to accommodate these proposed

amendments, all lands at Auburn House (Protected Structure) and Little Auburn off the R107 Malahide Road/Dublin Road, Malahide, County Dublin. The lands are generally bound by the R107 road to the east, 'Beech Lodge', 'Bellmont', 'The Lodge', 'Bellview', and 'Elgin' to the south, and Abington to the northeast and west.

Decision

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

Reasons and Considerations

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 promote 'responsive built form' as a key indicator of good design and placemaking to ensure the creation of attractive and well-designed settlements. The Architectural Heritage Protection Guidelines for Planning Authorities promotes the 'protection of special interest' of a protected structure as a key principle for the conservation of protected structures.

Having regard to: -

- (a) the proposal to amend the permitted open space for the overall residential development permitted under F22A/0580, ABP-316498 (as amended) and F22A/0581, ABP-316504 (as amended) on the site of a protected structure Auburn House,
- (b) the proposal to locate the proposed two houses and associated works within a prominent location within the permitted open space, outside of the permitted residential areas,

- (c) the redesign of the permitted path network through the open space to allow for shared use of vehicles and pedestrians and the relocation of the path link away from the path on the central open space to the west, and
- (d) the relocation of the play area to a confined area further east,

it is considered that the proposed development diminishes the coherency and legibility of the permitted open space and path network and overall urban structure of the permitted development and this would detract from the attractiveness of the scheme, and that the proposed development would have a detrimental impact on the natural pastoral picturesque character of the open space and this would adversely impact on the character and setting of the protected structure.

The proposed development would seriously injure the residential and visual amenities of the permitted development, would be contrary to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities and the Architectural Heritage Protection Guidelines for Planning Authorities and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this *30th* day of *June* 2026