

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1087E

Appeal by Brimwood Unlimited Company against the decision made on the 20th day of January, 2026 by Fingal County Council to refuse permission.

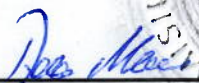
Proposed Development: Retention of the change of use of two number existing single storey outhouses to hotel accommodation (comprising four number en-suite guest bedrooms) and a utility/plant/storeroom. Construction of a single storey cabin to provide one number en-suite guest bedroom. In total, there are five number additional guest bedrooms. Planning permission required for the installation of a new wastewater treatment system to serve the property, and all associated works, inclusive of drainage, landscaping and boundary treatments necessary to facilitate the development, all at Dublin Airport Manor, Knocksedan, Brackenstown, Swords, County Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. The Commission is not satisfied, based on the information submitted in connection with the planning application and the appeal, that effluent from the existing development and development proposed to be retained can be satisfactorily treated and disposed of on-site and would not result in a risk of deterioration of any waterbody or be prejudicial to public health. The development proposed to be retained would be contrary to Objective EE058 of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that insufficient information has been provided to demonstrate appropriate safe connectivity for additional pedestrians at this location. In the absence of such information, the development would lead to a conflict between pedestrians and road users, resulting in safety concerns for pedestrians, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 11th day of JUNE 2026.