

An
Coimisiún
Pleanála

**Commission Order
PL-500980-DF**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1174E

APPEAL by Malahide RFC against the decision made on the 16th day of February, 2026 by Fingal County Council to refuse permission.

Proposed Development: Permission for a temporary period of three years for the provision of summer season campervan parking for 20 units utilising portion of the existing car park at Malahide Rugby Club Grounds, Malahide Rugby Club, Estuary Road, Malahide, County Dublin.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the High Amenity (HA) zoning of the site and the fact that 'Caravan park – Holiday' is neither a 'permitted in principle' use nor a 'not permitted' use within that land use zone, it is considered that the proposed use of the existing car park for the parking of campervans for a defined summer season would contribute to the achievement of the zoning objective and vision as the proposed use would increase public access to the wider area. This type of holiday accommodation, while different in form, would be similar in use to the 'permitted in principle' holiday accommodation in this zone. It is considered that, subject to compliance with the conditions set out below, the proposed development would not interfere with views and prospects due to the existing landscape, and would be in compliance with Policy GINHO58 of the Fingal Development Plan 2023-2029; neither would it detract from the sense of place, as the area is currently in use as a car park, and would be in accordance with Policy GINHO67 of the development plan.

The Commission considered that the appeal submission provided clarity regarding the operation of the campervan park, the existing clubhouse facilities would be available, and that there would be no disposal of foul or grey water on the grounds of the club; the proposed development would not, therefore, give rise to either human health or environmental concerns, including impacts on the Conservation Objectives of European Sites or to a risk of deterioration in the ecological and/or chemical status of waterbodies. The proposed development, subject to compliance with the conditions set out below, would, therefore, be in accordance with the Fingal Development Plan 2023-2029, and the proper planning and sustainable development of the area.

Furthermore, Chapter 7 of the development plan recognises the tourism sector as having a key role in the County's urban and rural economy; the proposed development would be consistent with the related policies and objectives, including Objective EEO59.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission concurred with the Inspector that the proposed development would not contravene the zoning for the site and that it would not have a visual impact on its setting or any views or prospects. The Commission did not concur with the Inspector that it is unlikely that campervan visitors would rely exclusively on the club house facilities; the facilities are proximate to the campervans and, subject to being available 24 hours a day seven days a week, would provide suitable facilities for visitors, different sites provide different services to visitors, and, subject to visitors being advised of what services are provided, and, those that are not, it is reasonable to accept that visitors would avail of the facilities on site. The Commission, therefore, determined that the need for Stage 2 Appropriate Assessment can be screened out and that there is no risk to any water body.

Appropriate Assessment Screening:

The Commission noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Commission accepted and adopted the screening assessment and conclusion carried out on behalf of the applicant in respect of the identification of the European Sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans and projects, on these European Sites in view of the sites' Conservation Objectives, and concluded that a Stage 2 Appropriate Assessment is not, therefore, required.

Water Framework Directive:

The Commission concluded on the basis of the objective information, that the proposed development would not result in a risk of deterioration of any water body.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 16th day of March, 2026, 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 prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission is for three years from the date of this Order. The use of the site as a campervan park shall be limited to the summer season, 20th April to the 30th of August, inclusive.

Reason: In the interest of clarity.

3. The club house facilities shall be available 24 hours a day seven days a week for all visitors using the camper van park for the duration of the operation of this use.

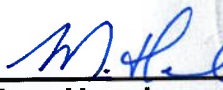
Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall submit to the planning authority for written agreement an operational management plan for the facility which provides for 24-hour access to the facilities in the club house, details of the manner in which users will be advised that no disposal of foul or grey water on the grounds of the club is permitted and arrangements for the management of household waste.

Reason: In the interest of the orderly operation of this activity.

5. 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 prior to commencement of development 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.



Mary Henchy

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

Dated this 13th day of July 2026.