



An
Coimisiún
Pleanála

Commission Order
PL-500998-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1182E

Appeal by Kinwest Limited against the decision made on the 19th day of February, 2026 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Planning permission for the proposed development which will consist of amendments to the previously permitted development at the subject site, granted under planning reference numbers F22A/0580 / ABP-316498-23 (as amended by F24A/0811E, F24A/0812E and F25A/0226E), and planning reference numbers F22A/0581 / ABP-316504-23 (as amended by F24A/1179E). The proposed changes will see an increase in the number of units from 15 number units to 20 number units, set out in two clusters, as follows: The omission of the previously approved House Plots numbers 22-36 comprising House Type A5 (two-storey three-bed end of terrace units), House Type A6 (two-storey three-bed mid-terrace unit), House Type A1 (two-storey four-bed end of terrace unit), House Type A4 (two-storey four-bed detached units), House Type A7 (two-storey three-bed detached unit), House Type A10 (two-storey two-bed mid-terrace units), and House Type A11 (two-storey three-bed detached unit); all of which are to be replaced

with the following: 20 number housing units at Plot numbers 1-8 of the Southern Cluster (now known as Robin Gardens) and Plot numbers 1-12 in the northern cluster (now known as Jackdaw Place) consisting of House Type nA1 (two-storey four-bed end of terrace unit), House Type nA4 (two-storey four bed detached unit and end of terrace unit), House Type nA5 (two-storey three bed semi-detached, end of terrace and mid-terrace units), House Type nA10 (two-storey two-bed mid terrace unit, end of terrace units, and semi-detached units), House Type nA7 (two-storey three bed detached unit), and House Type nA11 (two-storey three bed, semi-detached unit). The proposed development will also comprise of car parking; boundary treatment; landscaping works; and all other ancillary site development works, including drainage and SudS, that are necessary to accommodate these proposed amendments on 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

GRANT permission for the above proposed 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 objectives of the Fingal County Development Plan 2023-2029 (as varied) and objectives of this plan, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, the Architectural Heritage Protection Guidelines for Planning Authorities, the permitted development on the site, and the height, scale, layout and form of development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the built heritage or character and setting of the protected structure on site or adversely impact on the natural character of the public open space, would support high quality design and placemaking, would not seriously injure residential or visual amenities or the natural environment of the area or of property in the vicinity and would not be prejudicial to public health or traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed accordance with the plans and particulars submitted with the planning application except as may be otherwise required by 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 the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: To clarify the plans and particulars for which permission is granted.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission planning reference numbers F22A/0580 (ABP-316498) and F22A/0581 (ABP-316504), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. Prior to commencement of this development, the following shall be submitted to and agreed in writing with the planning authority:
 - (a) details of the materials, colours and textures of all external finishes to the proposed dwellings and all boundary treatments and residential units;
 - (b) updated parking management plan, identifying car parking spaces to be assigned permanently and solely for residential units, including details for how all spaces are to be assigned, segregated by user and continually managed;
 - (c) updated public lighting proposals and details of the design, layout, finishes, road markings, signage of roads, footpaths and parking areas;
 - (d) updated proposals for development name and numbering scheme and any signage; and
 - (e) updated proposals for the management of communal and public areas not to be taken in charge by the local authority.

Reason: In the interest of orderly development, to protect the amenities of the area, and to ensure that the development shall be in accordance with the permission and that effective control be maintained.

4. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

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.



Emer Maughan

Planning Commissioner of An Coimisiún

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

Dated this 30th day of June 2026