



An
Coimisiún
Pleanála

Commission Order
PL-501440-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0224E

Appeal by Neil and Susan Cramer and others against the decision made on the 15th day of May 2026 by Fingal County Council to grant, subject to conditions, a permission to Geraldine Quain in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for the continued provision of a pilates and physiotherapy business operating from within a dwelling, together with all associated and ancillary works, all at Number 1, The Old Wells, Loughshinny, County Dublin.

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 nature and scale of the business activity to be retained, to the zoning objective for the area and the provisions relating to Home Based Economic Activity, as set out in the Fingal Development Plan 2023 - 2029, and to the planning history relating to the site, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the residential amenities of property in the vicinity, would provide for safe and adequate parking, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in its entirety 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.

Reason: In the interest of clarity.

2. This grant of permission shall expire five years from the date of this decision, unless by that time, permission for its continued retention has been granted by the planning authority or An Coimisiún Pleanála on appeal.

Reason: To permit a re-assessment of the impact of the development in circumstances pertaining at that time.

3. The maximum capacity of any class held on the premises shall be 12 attendees.

Reason: In the interest of residential amenity.

4. The facility shall not operate outside the following days/times:

Mondays: 1800 hours to 2000 hours

Wednesdays: 1200 hours to 2030 hours

Thursdays: 0900 hours to 1300 hours

No classes shall take place within the property at weekends or on public holidays.

Reason: In the interests of clarity and of the residential amenities of the area.

5. No music or other amplified sound shall be broadcast externally from the premises.

Reason: To protect the amenities of the area.


Mary Henchy

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



Dated this 3rd day of September 2026.