



An
Coimisiún
Pleanála

Inspector's Addendum Report

ACP-323581-25

Development

Demolition of the existing "Deer Park Hotel" building and all associated structures and construction of four-storey hotel and leisure centre.

Location

Deer Park Hotel & Golf, Deer Park, Howth, Co. Dublin (within the grounds of Howth Estate, Deer Park, Howth, Co. Dublin)

Planning Authority

Fingal County Council

Planning Authority Reg. Ref.

F22A/0372

Applicant(s)

WSHI Unlimited Company

Type of Application

Permission

Planning Authority Decision

Grant

Type of Appeal

First/Third Party

Appellant(s)

WSHI Unlimited Company

Clr. David Healy

Observer(s)

Friends of the Irish Environment

Evora Park Residents Association

Offington Residents Association
Howth/Sutton Community Council
Hillwatch c/o Stella Dunphy
Brendan and Siobhan Clifford

Date of Site Inspection

29/11/2024

Inspector

Lorraine Dockery

1.0 Introduction

- 1.1 By way of background, I highlight that An Bord Pleanála granted permission on appeal under ABP-317883-23 on 14th March 2024 for demolition of the existing "Deer Park Hotel" building and all associated structures and construction of a four-storey hotel and leisure centre at Deer Park Hotel & Golf, Deer Park, Howth, Co. Dublin (within the grounds of Howth Estate, Deer Park, Howth, Co. Dublin). The Board's decision was brought under Judicial Review and the decision was QUASHED on 7th day of August 2024 by High Court Order (H.JR.2025.611). The High Court ordered that the matter be REMITTED to An Bord Pleanála to be determined in accordance with law.
- 1.2 Having regard to the circumstances of the case, the Commission considered it appropriate to remit this appeal back to Inspectorate level with an addendum report to be completed. A section 131 notice, in accordance with the Planning and Development Act, 2000, as amended, was issued to the applicant with the opportunity to make further submissions/observations on the remittal case. The applicant was advised that having regard to the High Court Order in this case, the quashing of the previous Commission decision and the passage of time, the Commission considered that it was appropriate and in the interests of justice to request the applicant, under section 131 of the Planning and Development Act 2000 to make any further general submissions/observations they may have on the planning application the subject of this appeal. All other participants to the appeal were also afforded the opportunity to make further submissions/observations on the remitted case and on the applicant's response to the appeal (dated November 17th 2025), under section 131 of the Planning and Development Act, 2000, as amended.
- 1.3 This report has been prepared as an addendum report to the Inspector's Report in respect of ABP-317883-23, dated 03rd December, 2024.
- 1.4 This report considers the submissions made on foot of the above.

2.0 Applicant's Response

- 2.1 The first party submission may be summarised as follows (dated 17/11/2025):

- Proposal generally aligns with policies and objectives of Fingal County Development Plan 2023; notes section 14.21.1 has been included relating to Re-use of Existing Buildings- also notes Policy DMS0256 in relation to Retrofitting and Re-Use of Existing Buildings
- Submission includes Justification of Demolition Report, prepared by Hopkins Architects with input from specialist consultants
- Notes that structural frame and primary fabric are at or beyond serviceable life; roof coverings and rainwater systems have areas of recurrent ingress
- Hotel is functional obsolete and scale/intrusiveness of works to attempt to rectify identified issues render a retention led scheme unviable; demolition and redevelopment represents the best option
- Existing building is of no architectural merit; is poorly positioned on site with restricted access and circulation; limited scope to refurbish to an acceptable standard; undesirable sound transmission between rooms with major limitation in achieving requisite acoustic standards for hotel such as that proposed; retrofit measures considered impractical
- Limited scope for vertical expansion of the existing structure over the existing buildings as there is unlikely to be sufficient reserve capacity in existing walls and foundations
- Submission also includes a number of other documents including
 - Whole Life-Cycle Carbon Statement (prepared by bpp.energy)- notes that proposed development outperforms retrofit scenario delivering 27% lower carbon emissions per room and 50% lower emissions per person served; notes operational advantages of proposed energy-efficient design. Also includes a demolition audit that sets a strategy to maximise material reuse and recycling
 - Photographic survey outlining condition of existing structure
 - LCA OneClickLCA Inputs, Proposed Building Materials BoM (prepared by bpp.energy)- used for purposes of calculating Life-Cycle Carbon Assessment

- Acoustic Report (prepared by iAcoustics)- concludes that a deep retrofit of the existing building to achieve 5-star acoustic performance standards would involve extensive and highly intrusive works, necessitating a complete strip out of most internal finishes. This is coupled with residual acoustic risks and design compromises due to inherent limitations on the existing structure. It is considered that a new, purpose-built building presents an opportunity to integrate a high-quality, robust acoustic design with considered acoustic spatial planning from the outset. Particular emphasis on internal acoustic zoning which means that careful spatial planning will avoid the need for carbon-intensive interventions that will otherwise be required for a deep retrofit. A new build approach offers a more acoustically robust solution for delivering on a 4/5 star hotel performance standard
- Advice note, prepared by JLL Ltd in relation to commercial viability of former Deerpark Hotel- states that there is relatively limited potential for commercially viable business within the existing hotel. Return on investment remains insufficient relative to capital required to restore property to operational conditions
- Building Condition Report (prepared by Trident)- concludes that the hotel is functionally obsolete and the structural frame/primary fabric are at or beyond serviceable life. Considers that demolition and redevelopment represent the only technically robust and economically justified option to deliver predictable, certifiable outcomes under current regulations
- Structural Condition Survey Report (prepared by BARRETT Mahony Civil and Structural Consulting Engineers)- states that existing building is approaching the end of its original design life. There would likely be a significant embodied carbon impact associated with any proposed extension given the extent of the strengthening and repair works which would be required to support the additional load. The existing building would need to be stripped back to its frame and the façade/internal partitions/finishes would have to be reinstated following completion of the repairs and strengthening work.

3.0 Response of Planning Authority

3.1 The planning authority response may be summarised as follows (dated 13/10/2025):

- Fingal Development Plan 2023 remains in place; no change has occurred since this application was determined by PA
- Remain of the opinion that the proposed development, remains in compliance with Development Plan zoning objectives
- Consideration was given to impact on adjoining neighbours and character of the area
- Refers to previous submission dated 19/09/2023 in response to appeal; no additional comment on subject approval and reiterate that Conditions No. 8(a) (tree bond), No. 18 (Howth SAAO) and No. 19 (s.48 levy) be included in ACP decision, together with inclusion of bond/cash security

4.0 Response of Third-Party Appellants

4.1 Councillor David Healy (dated 16/10/2025)

The submission may be summarised as follows:

- Proposed Embodied Carbon Analysis submitted on behalf of applicant does not meet requirements of the Development Plan; review of this document submitted by targeting Zero LLP
- Agrees with proposed continuation of hotel use on site and recognises the need to improve existing accommodation
- Imperative that we do not treat structurally sound 20th century buildings as disposable but instead make use insofar as possible; Development Plan species that demolition is the least favoured option and requires submission of demolition justification report
- References research in this area
- Highlight need for clarity on pedestrian routes to Howth on the east and residential areas to the west; urges Commission to require links to the east to remain open and links to west be created

- In relation to creation of additional road, agrees with PA and Inspector's analysis and evaluation
- Review of Carbon Submission by Targeting Zero LLP included in submission. This states that the CSC report is simplified and inaccurate description of how to undertake a whole life carbon assessment. Only comparison provided is for an office project which is not relevant to a hotel project due to different construction typologies. It therefore does not meet requirement of Fingal County Development Plan. Report summarises how to undertake a whole life carbon assessment (WLCA) at early project stages, suitable for planning submission purposes

5.0 Response of Observers

5.1 Brendan and Siobhan Clifford (dated 14/10/2025)

Matters raised in these submissions relevant to the section 132 request from An Coimisiún Pleanála to the planning authority may be summarised as follows:

- Reasons remain the same as clearly outlined in their submission under ABP-317883-23 (attached original submission)
- Concerns regarding negative impacts on heritage which would be needlessly destructive and irreversible

5.2 Howth Sutton Community Council (dated 14/10/2025)

- Refers to previous submission which they made under ABP-317883-23; consider issues raised still relevant
- Seeks to uphold conditions of Fingal County Council No. 2 and 7(a)

5.3 Howth Hillwatch (dated 14/10/2025)

- Development must ensure to protect the historical, architectural and natural heritage of Howth castle Demesne, as set out in ABP conditions ABP-317883-23
- Reject proposal for a road through the Deerpark area; dramatically intrude on high amenity lands within ACA and Buffer zone of Howth SAAO; lands also of archaeological interest

6.0 Further Submissions

6.1 Planning Authority Response (dated 08/12/2025)

- No additional comments. Reiterates comment regarding payment of contribution and tree bond

6.2 Third-Party Appellant- Cllr. David Healy (dated 10/12/2025)

- Lack relevant expertise to evaluate submitted technical documents so can't make detailed comment in relation to same but appear to address the analytical questions required to be addressed by Development Plan
- Emphasise the need for Commission to ensure it has necessary expertise in consideration of the demolition justification report
- Reiterates points made in original appeal relating to pedestrian permeability
- Cites Policy CMP14 in relation to permeable Neighbourhoods and regional guidance in support of argument
- Suggests a condition be drafted to ensure to the Tramway at Grace O'Malley Road; to the looped walks in the area near the GAA/Bog of the Frog, to Ofington and to Old Castle Avenue with details to be agreed with the planning authority

7.0 Planning Policy

- 7.1 There have been no relevant variations to the Fingal County Development Plan 2023, which remains in force.

8.0 Assessment

- 8.1 I highlight to An Coimisiún that the matter of submission of a Demolition Justification Report was dealt with in sections 7.14 and 7.15 inclusive of Inspector's Report ABP-317883-23 (dated December 3rd, 2024). I refer An Coimisiún to these sections. This report should be read in conjunction with Inspector's Report ABP-317883-23.
- 8.2 The planning authority, in response to his appeal notes that the Fingal Development Plan 2023 remains in place and that no change has occurred since this application

was determined by them. They remain of the opinion that the proposed development is in compliance with Development Plan zoning objectives and highlight that consideration was given to impact on adjoining neighbours and character of the area. The planning authority refer to their previous submission dated 19/09/2023 in response to appeal and state that they have no additional comment on the subject approval aside from to reiterate their request that Conditions No. 8(a) (tree bond), No. 18 (Howth SAAO) and No. 19 (s.48 levy) be included in any ACP decision, together with inclusion of bond/cash security condition. I refer An Coimisiún to a summary of the planning authority response to appeal (dated 19/09/2023) within section 6.2 of Inspector's Report for ABP-317883-23.

- 8.3 Both the third-party appellant and observers reiterate the contents of their original submissions, which have been summarised in sections 6.1 and 6.3 of Inspector's Report ABP-317883-23.
- 8.4 The first party reiterate their justification for the demolition of the existing hotel building and its replacement with a new hotel structure and associated works. The documents submitted with ABP-317883-23 are supplemented by a number of additional documents as part of their submission to this current appeal, including, inter alia, Whole Life-Cycle Carbon Statement, photographic survey, Building Condition Report and Acoustic Report (See section 2.0 above for full list of documentation submitted).
- 8.5 Section 14.21.1 of the operative Fingal County Development Plan 2023 which states that *'Where demolition is proposed, the applicant must submit a demolition justification report to set out the rational for the demolition having regard to the embodied carbon of existing structures as well as the additional use of resources and energy arising from new construction relative to the reuse of existing structures'*. I highlight to An Coimisiún that a Justification of Demolition Report is one of a number of documents now submitted with the first party submission. This document summarises the key findings of each of the submitted specialist reports in terms of structural integrity, building fabric condition and deleterious materials, acoustic performance, energy and carbon, design and access, building regulation compliance and commercial viability. The carbon emissions of the two options (retain and retrofit/demolish and rebuild) have been examined. Details of resources required for new build have been set out. A significant amount of supporting material has been

put forward, prepared by suitably qualified professionals and I have no information before me to believe that this information is not accurate or robust. On balance, a strong justification has been put forward in the submitted reports for the demolition of the existing structure on site. It is stated to present major limitations in achieving modern standards, its functionally is obsolete and the structural frame/primary fabric is at or beyond serviceable life. Asbestos containing materials are confirmed in the existing structure. The submitted reports consider that demolition and redevelopment represent the only technically robust and economically justified option to deliver predictable, certifiable outcomes under current regulations.

- 7.1 Having regard to all of the information before me, I am satisfied that the proposed development complies with the provisions of the operative Development Plan in terms of the submission of a demolition justification report, which sets out a rationale for the demolition of the existing buildings/justification for new building on site. I note Objective DMSO256 – Retrofitting and Re-Use of Existing Buildings of the operative Plan which seeks to support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible. I consider that it has been adequately demonstrated that the retrofitting and reuse of this existing building is not possible in this instance. Having regard to all of the above, I consider that the proposed development is consistent with the proper planning and sustainable development of the area, subject to conditions.
- 7.2 In relation to the matters raised in the third-party appeal submission relating to increased pedestrian links with the wider area, I am satisfied with the level of pedestrian permeability proposed. The proposal is considered to be consistent with the proper planning and sustainable development of the area, subject to conditions.
- 6.13 My recommendation remains unchanged from that contained in Inspector's Report, ABP-317883-23, dated December 3rd, 2024.

7.0 Recommendation

- 7.1 I refer to my previous Inspector's Report and recommendation ABP-317883-24, dated 03rd December, 2024 and I recommend a grant of permission for the proposed development subject to conditions.

8.0 Reasons and Considerations

Having regard to the nature, scale and design of the proposed development; to the pattern of existing and permitted development and the planning history within the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable level of development in this sensitive location, would respect the existing character of the area, would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

9.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by Further Information received by the planning authority on 06/06/2023, 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 development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	The proposed access road to the east of the site shall be omitted. The applicants shall submit the following for the written agreement of the Planning Authority: (a) A revised site layout plan (b) A revised road layout plan (c) A revised landscaping plan

	(d) A typical detail that includes the appropriate upgrade of the existing in-use access route which provides for a stop start entrance where the existing protected gates are not affected. The amended layout plans shall include for additional details in relation to the 'wayfinding' signs, and signage for 'shared surfaces', 'cycle tracks', 'deliveries', 'bike parking', etc in terms of signage and also final details of the access area which provides for a start stop access and all the recommendation included in the 'road safety assessment' as submitted. The revised details should take cognisance of the requirements of all road users and any recommendations of an updated Stage 1 Road Safety Audit. Reason: In the interest of the proper planning and sustainable development for the area.
3.	The mitigation measures set out within the NIS, EclA, Bat Fauna Survey and Badger Surveys shall be implemented in full Reason: In the interest of proper planning and sustainable development and to protect local ecology
4.	The permitted hotel shall be used as short stay residential accommodation only, with the maximum length of stay to be two months. Reason: In the interests of residential amenity and the proper planning and sustainable development of the area.
5.	Details of the materials, colours and textures of all the external finishes to the proposed hotel shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. (i) Details of a maintenance strategy for materials within the proposal shall also be submitted for the written agreement of the planning authority, prior to the commencement of any works on site. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

	(ii) The proposed development shall include for anti-glare glazing and Electrochromic Glass or other such similar measures which would minimise glare and light spillage from the glazed sections. Measures to reduce light spillage shall not rely on curtains or blinds (iii) Prior to commencement of development full details, including samples where appropriate, of the treatment of the areas of public realm within the site boundary, shall be submitted to the planning authority and written agreement obtained. This shall include full details of the paving materials, seating and street sculptures/lighting. (iv) Details of finishes shall include photomontages/visualisations with the Hill of Howth in the background. Reason: In the interest of visual amenity, durability and to ensure a high standard of public realm.
6.	The site development and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material, and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis. Reason: To protect the residential amenities of property in the vicinity.
7.	The developer shall comply with the following requirements of the planning authority (a) the quantity of car parking shall be reduced to a maximum of 101 spaces and a revised car parking detail shall be submitted for the approval of the planning authority prior to the commencement of development; in order to comply with the standards of the Fingal Development Plan 2023-2029. (b) The bicycle parking quantity shall be increased to comply with the standards of the Fingal Development Plan 2023-2029; the details of

	which shall be agreed in writing with the planning authority prior to the commencement of development. (c) A Stage 1 Road Safety Audit shall be completed and submitted for the approval of the planning authority prior to commencement, to the satisfaction of the Planning Authority, in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'. (d) A Mobility Management Plan shall be submitted for approval in writing with the Planning Authority prior to commencement of development. The Mobility Management Plan shall be fully adhered to. The Mobility Management Plan shall be reviewed yearly, and the recommendations from the review shall be implemented. A Mobility Management Coordinator shall be appointed to ensure that the proposed measures identified in the Mobility Management Plan are successfully implemented, monitored and adjusted as necessary to achieve an effective plan. (e) A 'Construction Traffic Management Plan' shall be submitted for approval in writing with the Planning Authority prior to commencement of development. (f) All storm water shall be disposed of to soakpits or drains within the site and shall not discharge onto the public road. Reason: In the interest of the proper planning and sustainable development of the area end recording
8.	Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be

	generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated. Reason: In the interest of sustainable waste management.
9.	Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the relevant Section of the planning authority for such works and services. Prior to the commencement of development the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement. Reason: In the interest of public health and surface water management
10.	The applicant or developer shall enter into water and wastewater connection agreement(s) with Uisce Eireann, prior to commencement of development. Reason: In the interest of public health.
11.	All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Reason: In the interests of visual and residential amenity

12.	(a) The site shall be landscaped in accordance with the submitted scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works. The approved landscaping scheme shall be implemented fully in the first planting season following completion of the development or each phase of the development and any plant materials that die or are removed within 3 years of planting shall be replaced in the first planting season thereafter. (b) Prior to the commencement of development, the applicant shall submit details of all trees proposed for removal, for the written agreement of the planning authority (c) Prior to the commencement of development, the Tree Protection Plan shall be implemented. The appointed Arboricultural consultant shall consult with the planning authority to agree all tree protection measures, prior to the commencement of any works on site (d) Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or such other security as may be accepted in writing by the planning authority, to secure the protection of the trees on site and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree or trees on the site or the replacement of any such trees which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development with others of similar size and species. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be
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	referred to An Bord Pleanála for determination. Reason: To secure the protection of trees on the site. Reason: In the interest of visual amenity.
13.	The developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance, in particular at the site of paths, service trenches, car park areas and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works and at the location the existing hotel to be demolished. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record, archaeological excavation and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer. Reason: To ensure the continued of places, caves, sites, features or other objects of archaeological interest.

14.	The construction of the development shall be managed in accordance with a Final Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide inter alia: details and location of proposed construction compounds, details of intended construction practice for the development, including hours of working, noise management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste and/or by-products. Reason: In the interests of public safety and residential amenity.
15.	Site development and building works shall be carried out only between the hours of 0800 to 1900, Mondays to Fridays inclusive, between 0800 to 1300 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Reason: In order to safeguard the residential amenities of property in the vicinity.
16.	Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any building. Reason: In the interests of amenity and public safety.
17.	A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning

	authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan. Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.
18.	No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission. Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.
19.	Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination. Reason: To ensure the satisfactory completion of the development.
20.	That a financial contribution in the sum of €635 per bedroom, totalling €90,170 to be paid by the developer to the planning authority towards the cost of implementing the Howth Special Amenity Area Order Management Plan and which facilitates this development. This contribution shall be paid prior to the commencement of any works on site

	Reason: In order to comply with the requirements of the Howth Special Amenity Area Order 2000
21.	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 Bord 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.

The applicant is advised to note section 34(13) of the Planning and Development Act 2000 (as amended), which states that a person shall not be entitled solely by reason of a permission to carry out any development

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Lorraine Dockery

Senior Planning Inspector

09th January 2026