PA 148

Our Case Number: ACP-324362-26

An Coimisiún Pleanála

Property Services Division
22 JUN 2026
Economic Enterprise & Tourism Development

AN COIMISIÚN PLEANÁLA
LDG-
ACP-
24 JUN 2026
Fee: € Type:
Time: 1435 By: hand

Fingal County Council
c/o Brian Ebbs
Property Services Division
County Hall
Swords
Co. Dublin
K67 X8Y2

Date: 19 June 2026

Re: Fingal County Council Acquisition of Open Space Lands
Talbot Downs and Talbot Court, Castleknock, Dublin 15

Dear Sir / Madam,

An Coimisiún Pleanála has received your Acquisition Notice in accordance with section 45 of the Planning and Development Act, 2000, as amended.

Where an appeal is brought under this section the commission may–
(a) annul the acquisition notice to which the appeal relates, or
(b) confirm the acquisition notice, with or without modification, in respect of all or such part of the relevant land as the Commission considers reasonable.

If a planning authority publishes an acquisition notice and either–
(a) the period for appealing against the notice has expired and no appeal has been taken, or
(b) an appeal has been taken against the notice and the appeal has been withdrawn, or the notice has been confirmed whether unconditionally or subject to modifications,

the planning authority may make an order in the prescribed form which order shall be expressed and shall operate to vest the land to which the acquisition notice, or, where appropriate, the acquisition notice as confirmed, relates in the planning authority on a specified date for all the estate, term or interest for which immediately before the date of the order the land was held by the owner together with all rights and liabilities which, immediately before that date, were enjoyed or incurred in connection therewith by the owner together with an obligation to comply with the request made under subsection (1)(c) of the Planning and Development Act, 2000, as amended.

Please provide a copy of written correspondence, as referred to in CE Order Reference EETCD/0267/2026, issued under Section 45(1)(c) to demonstrate that the planning authority has served on the owner of the land a written request that, within a period specified in the request (being a period of not less than 8 weeks commencing on the date of the request), he or she will provide, level, plant or otherwise adapt or maintain the land in a manner so specified, being a manner which in its opinion would make it suitable for the purpose for which the open space was to be provided.

Teil Tel (01) 858 8100
Glao Áitiúil LoCall 1800 275 175
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email communications@pleanala.ie

64 Sráid Maoilbhride
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

It is noted that the last date for objections to the Commission is the 2nd of July 2026.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie.

Yours faithfully,

Muirin Gowen
Executive Officer

AA02

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
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64 Marlborough Street
Dublin 1
D01 V902

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Our Ref: PL 06F.093636
P.A.Reg.Ref: F94A/0089

An Bord Pleanála

Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 872 8011

The Secretary,
Planning Section,
Fingal County Council,
(Third Floor),
46/49 Upper O'Connell Street,
Dublin 1.

Date: 21 OCT 1994

Appeal Re: 51 DETACHED AND SEMI-DETACHED HOUSES AT NAVAN ROAD, SCOTTS BAR/RESTAURANT NAVAN ROAD DUAL CARRIAGEWAY, CO. DUBLIN.

Dear Sir/Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1993. A copy of the order is enclosed.

Yours faithfully,

Marie Kennedy
Encl:

NA 102

FINGAL COUNTY COUNCIL
PLANNING DEPT.
RECEIVED

COMHAIRLE CHONTAE FHINE GALL

COUNTY OF FINGAL

CN 8[illegible]
BA 1138 II.

CONTRIBUTION:
Standard: £40,020
Roads: £37,6[illegible]
S. Sers.
Open Space:
Other:
SECURITY:
Bond / C.I.F.: £[illegible]
Cash: £51,0[illegible]

P/2116/94

Record of Executive Business and Manager's Orders

roposed development comprising the construction of 13 detached nd 38 semi-detached houses on a site bounded by the Navan Road, cotts Bar/Restaurant and the Navan Road Dual Carriageway, Dublin for Lido Construction Ltd. By Order No. P/0737/94, dated 13th ay, 1994, the Council made a decision to Grant Permission for is proposal. On Appeal, An Bord Pleanala made the following rder on 21st September, 1994:-

L 06F.093636

AN BORD PLEANALA
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 - 1993
County Dublin
Planning Register Reference Number: F94A/0089

APPEAL by Woodpark Residents' Association care of Liam Silke of 18 Navan Road, Castleknock, Dublin and Lido Construction Limited care of McCrossan O'Rourke of 12 Richmond Row, Portobello Harbour, Dublin against the decision made on the 13th day of May, 1994 by the Council of the County of Fingal to grant subject to conditions a permission to the said Lido Construction Limited for development comprising the construction of 13 detached and 38 semi-detached houses on a site bounded by the Navan Road, Scotts Bar/Restaurant and the Navan Road Dual Carriageway, Dublin in accordance with plans and particulars lodged with the Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the residential zoning of the site, which is considered reasonable, the pattern of development in the vicinity, the density, the open space provisions and the existing road network and road construction in the vicinity of the site it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Houses numbers 27 to 36 inclusive, shown on Drawing Number 10 and received by the planning authority on the 29th day of April, 1994 shall not be constructed until the Navan Road is severed at the adjoining bridge.

   Reason: In the interest of safety and the avoidance of a traffic hazard.

SECOND SCHEDULE (CONTD.)

2. Prior to the commencement of development, the developer shall pay the sum of £40,020 (forty thousand and twenty pounds) to Fingal County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of the provision of public services which will facilitate the proposed development.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, to the expenditure being incurred by the Council within the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

3. Prior to the commencement of development, the developer shall pay the sum of £37,600 (thirty seven thousand six hundred pounds) to Fingal County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of the implementation of traffic management schemes and road works which will facilitate the proposed development.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, to the expenditure being incurred by the Council within the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

4. Before development is commenced, the developer shall lodge with Fingal County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance, until taken in charge by the Council of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development. The form and amount of the security shall be as agreed between the Council and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

OB.

SECOND SCHEDULE (CONTD.)

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the standards of the planning authority for such works and services.

Reason: In the interest of public health, and to ensure a proper standard of development.

6. All service cables associated with the proposed development (such as electrical, communal television, telephone and street lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

7. Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. Such walls shall be two metres high minimum, shall be in brick or block or similar durable materials and shall be suitably capped and rendered.

Reason: In the interest of visual and residential amenity.

8. Details of the treatment of the boundary between the site and Scott's public house shall be agreed in writing with the planning authority.

Reason: In the interest of amenity and orderly development.

9. Houses numbers 1 to 6, shall have walls one metre in height of natural stone similar in colour and material to the adjoining existing stone wall, along the front boundary. This stone wall shall run alongside the entrance into the estate, to the proposed two metres high wall, serving house number 6. A similar stone wall shall be provided along the front of houses numbers 27 to 36 inclusive and shall turn back into the estate up to the front building line of house number 27. Otherwise, walls one metre in height with a brick external finish shall be provided along the front boundaries and between front gardens on each house site, details to be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: To ensure a satisfactory and acceptable treatment of front boundaries.

10. The materials, colours and texture of all the external finishes to the proposed houses shall be as agreed upon between the planning authority and the developer before the commencement of construction of the houses.

Reason: In the interest of orderly development and the visual amenities of the area.

OR.

SECOND SCHEDULE (CONTD.)

11. Public lighting shall be provided to the standards of the planning authority.

Reason: In the interest of amenity and public safety.

12. The areas shown as public open space on the lodged plans shall be reserved for such use and shall be soiled, seeded, levelled and landscaped in accordance with a detailed scheme, including a timetable for implementation, to be agreed with the planning authority, and made available to residents on completion of the housing development.

Reason: In the interest of the amenities of the occupants of the proposed housing.

13. Prior to the commencement of development a street naming and house numbering scheme shall be agreed with the planning authority.

Reason: In the interest of orderly development.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this 21st day of September, 1994.

	Fingal County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. F94A/0089
1. Location	site bounded by Navan Road, Scotts Restaurant/Bar, Navan Road Dual Carriageway		
2. Development	13 detached houses and 38 semi detached houses		
3. Date of Application	18/02/94	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McCrossan O'Rourke Architects Address: 12 Richmond Row, Portbello Harbour		
5. Applicant	Name: Lido Construction Ltd., Address: Parkmore House,Auburn Avenue,Castleknock,		
6. Decision	O.C.M. No. 0737 Date 13/05/94	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Notified	Full Date	Type of Appeal	
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. ..... Registrar	..... Date	..... Receipt No.	

Comhairle Chontae Fhine Gall
Bloc 2, Ionad Bheatha na hÉireann,
Sráid na Mainistreach Iacht,
Baile Átha Cliath 1.
Tel: (01) 8724755

Fingal County Council
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Fax: (01) 8724896

PLANNING DEPARTMENT

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993.

Decision Order Number 0737.	Date of Decision 13/05/94
Register Reference P94A/0089	Date 18th February 1994

Applicant Lido Construction Ltd.,

Development 13 detached houses and 38 semi detached houses

Location site bounded by Navan Road, Scotts Restaurant/Bar, Navan Road Dual Carriageway

Floor Area Sq Metres

Time extension(s) up to and including 13/05/94

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the Fingal County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (26) on the attached Pages.

Signed on behalf of the Fingal County Council.

for PRINCIPAL OFFICER 13th MAY 1994

McCrossan O'Rourke Architects
12 Richmond Row,
Portobello Harbour
Dublin, 8

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PLANNING DEPARTMENT

REG REF. F94A/0089

REASON: In the interest of the proper planning and development of the area.

10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

11 That all watermain tappings, branch connections, swabbing and chlorination to be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

REASON: To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

12 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes places on the proposed houses.

REASON: In the interest of the proper planning and development of the area.

13 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON: In the interest of visual amenity.

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PLANNING DEPARTMENT

REG. REF. F94A/0089

14 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON: In the interest of the proper planning and development of the area.

15 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON: To protect the amenities of the area.

16 That a scheme of street tree planting be submitted to and agreed with the Planning Authority prior to the commencement of development.

REASON: In the interest of visual amenity.

17 That satisfactory proposals for the treatment of the boundary of the public open space and the site of Scott's Restaurant shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

REASON: In the interest of visual amenity.

18 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences. In lieu of the open space being developed by the applicants, a financial contribution of £300 per house shall be paid to the Fingal County Council to enable this work to be carried out.

REASON: In the interest of the proper planning and development of the area.

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REG REF: F94A/0089

19 That a wall 2 metres in height above the ground level in the adjoining car park at Scotts be provided along the sites boundary with this car parking area, and that this wall shall be built of natural stone, similar in colour and material to the existing wall on the site boundary adjacent to the roundabout.

REASON: In the interest of the proper planning and development of the area.

20 All rear gardens are to measure at least 10.7 metres (min.) in length as measured from the main external wall of the dwelling.

REASON: In the interest of the proper planning and development of the area.

21 All driveways are to measure at least 7.5 metres (min.) in length.

REASON: In the interest of the proper planning and development of the area.

22 The relocation of the bus shelter adjoining the site is to be undertaken at the applicant's expense.

REASON: In the interest of the proper planning and development of the area.

23 Dwelling nos. 1-6, shall have walls one metre in height of natural stone similar in colour and material to the adjoining existing stone wall, along the front boundary. This stone wall shall run the entrance into the estate, to the proposed two metres high wall, serving dwelling no. 6. A similar stone wall shall be provided along the front of houses 36-27 inclusive and shall turn back into the estate up to the front building line of house no. 27. Otherwise,

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REG. REF. F94A/0089

walls one metre in height with a brick external finish are to be provided along the front boundaries and between front gardens on each house site, details to be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON: In the interest of the proper planning and development of the area.

24 That house nos. 49-51 inclusive in drawing No. 10b received on 29th April 1994 shall be omitted and the area incorporated in the public open space.

REASON: In the interest of the proper planning and development of the area.

25 House nos. 27 - 48 inclusive and their associated roads shall not be constructed until the Navan Road is severed at the adjoining bridge.

REASON: In the interest of safety and the avoidance of a traffic hazard.

26 That a financial contribution of £800 per house, be paid by the developer towards the cost of road works and the implementation of traffic management schemes in the area serving this site. This contribution is to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.