

An  
Bord  
Pleanála

**Board Direction**  
**BD-018145-24**  
**ABP-319915-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the provisions of the Fingal County Development Plan 2023-29 particularly Policy SPQHP41 and Objective SPQHO45, and the scale, nature and suburban context of the residential development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area. The proposed development, therefore, would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed 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. 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 development shall be amended as follows:

The proposed dormer extension shall be no greater than 3.3 metres in width, and shall be set centrally within the roof plane.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** to comply with the Development Plan provisions at Section 14.10.2.5 Roof Alterations including Attic Conversions and Dormer Extensions.

3. The external finishes of the proposed dormer extension (including roof tiles/slates) shall **match those of the existing dwelling in respect of colour and texture.**

**Reason:** In the interest of visual amenity.

4. The glazing to any bathroom or en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

**Reason:** In the interest of residential amenity.

5. Site development and building works shall be carried out between the hours of 8 a.m to 7 p.m. Mondays to Fridays inclusive, between 8 a.m. and 2 p.m. on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

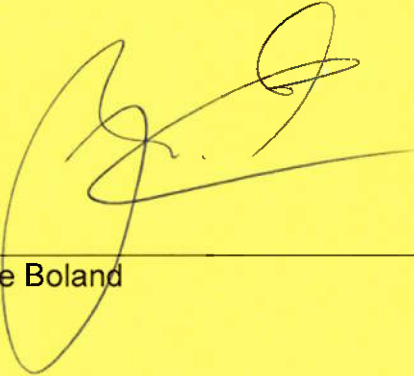
6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a simple Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours and days of working, noise management measures, dust management measures, parking of vehicles, and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and neighbouring amenity.

**Board Member**



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Joe Boland

**Date:** 11/11/2024