

An  
Bord  
Pleanála

**Board Direction**  
**BD-018251-24**  
**ABP-320290-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2024.

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 residential zoning objective, which seeks to provide for residential development and protect and improve residential amenity, the grounds of appeal and the applicant response, the Board considered that proposed development subject to condition would be consistent with Section 14.10.2 (Residential Extensions) and Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer


Extensions) of the Fingal Development Plan 2023-2029 and would therefore not have an adverse impact on the residential amenities of adjoining properties, including the amenity of no. 19 Carrickhill Walk, and, as such, would be consistent with the proper planning and development of the area.

## Conditions:

1 .	<p>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.</p> <p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development the developer is requested to submit for the written agreement of the Planning Authority revised drawings providing for the following modifications:</p> <p>(i) The cantilever at first floor level to the side shall be omitted and the first floor side extension shall be constructed within the ground floor building footprint.</p> <p>(ii) The rear dormer structure shall be set down from the main ridge line of the existing pitched roof by a minimum of 300mm.</p> <p>(iii) The dormer structure shall be reduced to a maximum width to 3m and provide for one window opening centrally located within the structure.</p> <p>(iv) The front ground floor extension shall project at a maximum dept of 1.8m (existing external wall to proposed external wall).</p> <p><b>Reason:</b> In the interest of orderly development, visual and residential amenity.</p>

3.	<p>The developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
6.	<p>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. The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000 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.</p>

**Board Member**

  
Liam Bergin

**Date:** 19/11/2024