

An  
Coimisiún  
Pleanála

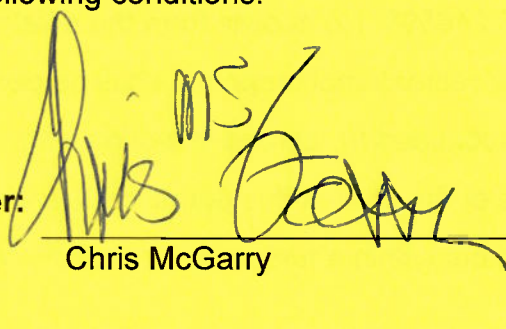
**Direction**  
**CD-020084-25**  
**ABP-322043-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 25/06/2025.

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

**Planning**

**Commissioner:**

  
Chris McGarry

**Date:** 27/06/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the residential zoning objective as set in the Fingal Development Plan 2023-2029, to the planning history relating to the site to the site context and pattern of development in the area, including separation distances to adjoining dwellings, it is considered that, subject to the compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the residential amenities of surrounding property by reason of overlooking or otherwise, would provide for safe residential access, and would,

therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and carried out shall be in accordance with the plans, particulars and specifications lodged with the application, and as amended by the further information submitted on the 19<sup>th</sup> day of December 2024, save as may be required by other conditions attached to this permission

**Reason:** In the interest of clarity.

2. The doors serving Bedroom 3, giving access on to the 'flat roof' area, shall be omitted, and replaced by a window, similar in size and design to that permitted under reference number 06F.246598. No access from the dwelling on to the 'flat roof' from the dwelling for recreational purposes shall be permitted. Details of this amendment shall be submitted to, agreed in writing with, the planning authority within three months of the date of this permission, and the development shall be carried out within a further three months of the date of the written agreement.

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

3. Drainage arrangements, including disposal of surface water, shall be in accordance with the requirements of the planning authority.

**Reason:** In the interests of sustainable drainage and public health.

4. The developer shall submit and agree in writing with the planning authority, a Tree Protection Plan and Arboriculture Method Statement indicating how the trees in proximity to the proposed entrance shall be retained and protected during construction.

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

5. 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 Coimisiun 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.