

An
Coimisiún
Pleanála

Direction
CD-020188-25
ABP-322199-25

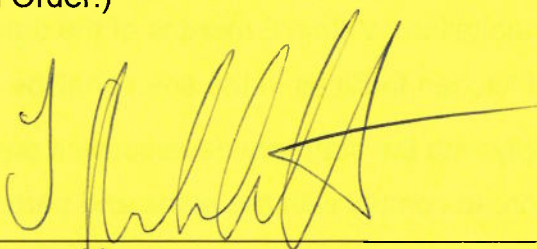
The submissions on this file and the Inspector's report were considered at a meeting held on 10/07/2025.

The Commission decided, by majority decision 2:1, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

(Direction to issue with Order.)

Planning

Commissioner:



Tom Rabbette

Date: 10/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, scale, location and design of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would comply with the zoning objective for the site, as set out in the Fingal County Development Plan 2023 -2029, would not seriously injure the visual or residential amenities of the area, and would

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

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The uses of the single storey shed shall be restricted to those as indicated in the plans and particulars submitted with the application to the planning authority, that being, storage and home gym use only. The shed shall not be used for human habitation. Within 6 months of the date of this Order, the existing toilet and kitchen facilities in the shed shall be removed.

Reason: To comply with the statutory development description submitted with the application; to comply with the plans and particulars submitted with the application; to comply with section 14.10.4 'Garden Rooms' of the Fingal County Development Plan 2023-2029, and in the interest of clarity.

3. The single storey shed shall not be sold, let or otherwise transferred or conveyed, save as part of the existing dwelling on the site.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

4. 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 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