

An  
Coimisiún  
Pleanála

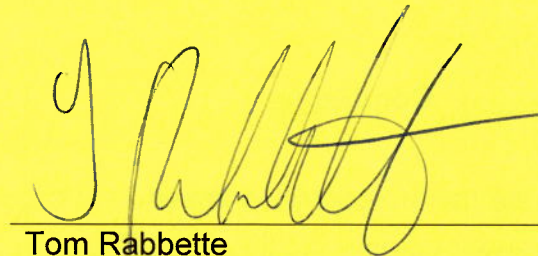
**Direction**  
**CD-020186-25**  
**ABP-322213-25**

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

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Tom Rabbette

**Date:** 10/07/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the residential land use zoning of the site; the established residential use on the site; the nature, scale and location of the proposed development; and the provisions of the Fingal County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with existing development in the area, would not be overbearing in relation to adjoining properties, would not result in undue overshadowing and would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered that the amended scheme submitted in the grounds of appeal showed due regard to the receiving built environment at this location. The Commission considered that the amended scheme appropriately mitigated potential overbearance impacts and would not be visually dominant when viewed from neighbouring back gardens. The proposed extension significantly improves the residential amenity of the existing dwelling on the application site, which is supported by the land use zoning objective and other policies and objectives of the Fingal County Development Plan 2023-2029, without adversely impacting upon the neighbouring residential amenities.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars received by An Coimisiun Pleanála in the grounds of appeal on the 4th day of April 2025, 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 extension, including the proposed finishes, shall be as indicated in the plans and particulars received by An Coimisiun Pleanála in the grounds of appeal on the 4th day of April 2025.

**Reason:** In the interests of clarity, visual amenity and the proper planning and sustainable development of the area.

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

**Reason:** In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 7.00am to 7.00pm Monday to Friday inclusive, 8.00am to 2.00pm Saturdays and no works permitted on site on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the Planning Authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

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 Bord 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.