

An
Coimisiún
Pleanála

Direction
CD-020532-25
ABP-322433-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/08/2025.

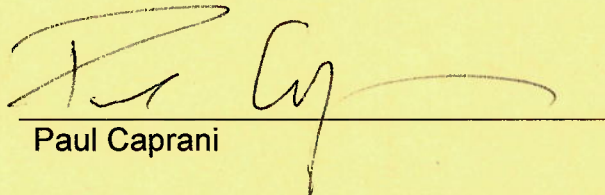
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 3 and all other conditions

Remove condition number 5.

Planning

Commissioner:


Paul Caprani

Date: 25/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Condition No.3

It is considered that Condition No. 3 is reasonable so as to ensure that any attic conversion complies with the requirements of the Building Regulations with regard to minimum specifications for floor to ceiling heights in order to facilitate habitable accommodation at attic level.

Condition No.5

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that, the proposed development would not have a significant impact on the residential or visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Note: The Board noted that the grounds of appeal submitted requested that it consider "the conditions imposed by Fingal County Council", for this reason it did not restrict its deliberations for condition number 5 only as suggested in the inspectors report.