

An
Coimisiún
Pleanála

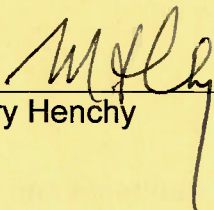
Direction
CD-020694-25
ABP-322611-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15/09/2025.

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:


Mary Henchy

Date: 16/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the dual zoning of the site, 'RS – Residential' with the objective to 'Provide for residential development and protect and improve residential amenity' and 'OS' – Open Space' with the objective 'To preserve and provide for open space and recreational amenities', the site's planning compliance history in respect of condition number 4 of planning register reference number FW16A/0068, the relevant policies, objectives and development standards of the Fingal Development Plan 2023-2029, the nature, scale and design of the development proposed to be retained relative to adjoining dwellings, and the existing pattern of development in the wider

area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, 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. Prior to the construction of the boundary treatment and within six months of the date of this Order, the developer shall submit for the written agreement of the planning authority full details (location, height, design, materiality and any proposed uses) in respect of the boundary treatment which is required in order to delineate the supplementary private amenity spaces to the rear (south) of dwelling unit numbers 2, 3 and 4 from the public open space. For the avoidance of doubt, the boundary treatment to be submitted to the Planning Authority for agreement shall be:
 - a. no greater than 1.8m in height and
 - b. shall be pillar and post type fencing (similar to that currently dividing the amenity spaces to the rear of these properties), and

- c. the gardens shall be no more than 8 meters in depth as shown Drawing Number 2014-83-P3_100 as submitted to the Planning Authority 10th March 2025.

Reason: In the interest of orderly development and visual amenity.

3. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (planning register reference number FW16A/0068 as extended under planning register reference number FW16A/0068/E1), unless the conditions of this permission specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. Notwithstanding the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations, 2001 no extensions shall be constructed to house number 2,3 or 4 without the prior grant of planning permission.

Reason: In the interest of visual amenity having regard to the location of the site adjoining open space.

5. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.