

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16A/0103

An Bord Pleanála Reference Number: PL 06F.246675

APPEAL by Jerry and Gemma Hughes care of R.A. Duggan and Associates of 24 Adelaide Street, Dún Laoghaire, County Dublin against the decision made on the 5th day of May, 2016 by Fingal County Council to grant subject to conditions a permission to Hugh and Margaret Wilkinson care of James Greene of Unit 2, Old Quay, Strand Road, Sutton, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of new jointly agreed boundary wall between “Glenheder” and “The Coach House” (varying in height from 2.25 metres to 4.8 metres) and all associated works at The Coach House, Claremont Road, Howth, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the Zoning Objective “RS” for the area in the Fingal County Development Plan 2011-2017, to the planning history of the subject site and to the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the Claremont Road neighbourhood, or of the property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed 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.

Reason: In the interest of clarity.

2. The temporary timber panels, as shown on Drawing Number 16.029.001, submitted to the planning authority on the 15th day of March, 2016, shall be replaced with a block wall, which shall be capped and rendered with a smooth plaster finish, to match the finish of the existing wall. This work shall be carried out within six months of the date of this order.

Reason: In the interest of the visual amenities of the area.

3. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.