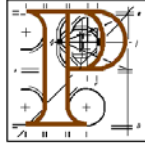


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16A/0198

An Bord Pleanála Reference Number: PL 06F.246973

APPEAL by Aiden Murphy care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 27th day of June, 2016 by Fingal County Council to grant subject to conditions a permission to Darren Costello care of Daniel Kennedy of 4 Riverside Grove, Clonshaugh, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Conversion of the existing garage into a granny flat and linking the new granny flat to the existing house with a glass corridor. The existing garage will increase by 1.5 metres into the rear garden and also 1.5 metres towards the front of the existing house/road, all at 60 Drumnigh Wood, Portmarnock, County 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

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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 provisions of the Fingal Development Plan 2011-2017, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity 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 carried out 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. –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.

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4.

Reason: In the interest of clarity.

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2. ~~The proposed development shall be amended as follows:~~

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~~(a) the door on the northern side of the glazed link accessing the driveway of the property shall be omitted.~~

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~~Revised drawings showing compliance with these this requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.~~

~~**Reason:** In the interest of residential amenity.~~

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The proposed granny flat shall be used solely for that purpose, and shall revert to use as part of the main dwelling on the cessation of such use.

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3.

Reason: To protect the amenities of property in the vicinity.

3. The granny flat shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

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4.

Reason: To restrict the use of the extension in the interest of residential amenity.

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4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

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5.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

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

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6.

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

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7.6. 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

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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.

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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.

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

Dated this day of 2016.