

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Fingal County

**Planning Register Reference Number: FW16A/0074**

An Bord Pleanála Reference Number: PL 06F.246994

**APPEAL** by Mark McDonnell and Peter Woods care of Stephen Molloy Architects of 12 Saint Brigids Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 1<sup>st</sup> day of July, 2016 by Fingal County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Demolition of existing single storey garage to the side and provision of a detached, three bedroom, part two-storey/part single storey residential dwelling to the side of the existing residential dwelling. Permission also sought for reconfiguring of the front entrance driveway and boundary fence to provide two separate vehicular entrances for off-street parking for both the existing and proposed dwellings, associated site works and connections to services at 83 Castlefield Woods, Clonsilla, 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 nature, scale and design of the proposed development, to the residential zoning of the site as set out in the current development plan for the area and to the existing pattern of development of the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic safety and convenience. The proposed development 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.

**Reason:** In the interest of clarity.

2. The exiting boundary hedge shall be reduced to a height of 0.9 metres for a distance of two metres to either side of the proposed and existing vehicular entrance. The proposed dividing wall/boundary treatment shall not exceed 0.9 metres in height.

**Reason:** In the interest of traffic safety.

3. Prior to commencement of development, the developer shall agree in writing with the planning authority details in relation to the footpath works and the relocation of any services. The developer shall carry out these works at his own expense.

**Reason:** In the interest of traffic safety.

4. Water supply and drainage arrangements, including 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.

5. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

**Reason:** In the interests of visual and residential amenity.

7. Prior to commencement of development, proposals for a name and numbering scheme and associated signage shall be submitted to the planning authority for written agreement.

**Reason:** In the interest of orderly development.

8. 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.

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

**Dated this            day of            2016.**