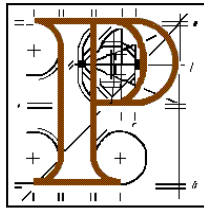


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Fingal County Council

Planning Register Reference Number: F17A/0509

An Bord Pleanála Reference Number: ABP-300182-17

Appeal by Richard and Rita Somerville of 3 Strand Street, Skerries, County Dublin against the decision made on the 18th day of October, 2017 by Fingal County Council to grant subject to conditions a permission to Joana Murphy care of Mark G. Kelly Architects of 109 Lower Main Street, Rush, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development consisting of (a) demolition of existing dormer type dwelling, rear extensions and shed and (b) construction of a new replacement dormer type dwelling and all associated site works at 4 Strand Street, Skerries, 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

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 County Development Plan 2017-2023, to the Skerries Architectural Conservation Area, to the pattern of development in the area and to the nature, scale and layout of the proposed development, it considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the character of the Skerries Architectural Conservation Area and would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area. The Board, therefore, considered that the proposed development would 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 development shall be amended as follows:
 - (a) The roof of the proposed house shall be finished in natural slate.
 - (b) The rear landing window and all bathroom and en-suite windows shall be permanently fitted and maintained with obscure glazing.

Reason: In the interest of residential and visual amenity and to protect the character of the Skerries Architectural Conservation Area.

3. The house shall be used as a single dwelling unit.

Reason: In the interest of residential amenity.

4. The width of the vehicular entrance to the parking space at the rear of the property shall be four metres wide at the entrance onto Sandy Banks to allow for adequate visibility of pedestrians crossing the entrance while vehicles exit. The developer shall submit a revised site layout plan which addresses this requirement to the planning authority for written agreement before development commences.

Reason: In the interest of orderly development and pedestrian safety.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of Irish Water and the planning authority for such works and services as appropriate.

Reason: In the interest of public health and to ensure a proper standard of development.

6. The site development and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.

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

7. The site works and building works required to implement the development shall be carried out only between 0700 hours and 1800 hours, Monday to Friday and between 0800 hours and 1400 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of adjacent dwellings.

8. Appropriate measures shall be taken by the developer to protect the structural integrity of adjoining property during demolition and construction works associated with the development. The required measures shall be determined and supervised by a chartered structural engineer with professional indemnity insurance. Compliance with this requirement shall be at the developer's own expense. Any damage to the adjoining property arising during the course of the development or as a result of the development shall be repaired and made good by the developer at the developer's own expense.

Reason: In the interest of orderly development and to protect the amenities of the area.

9. The developer shall pay to the planning authority a financial contribution of three thousand, four hundred and twelve euro (€3,412) 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. The application of any indexation required by this condition 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.

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

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

Dated this day of 2018.