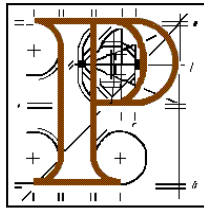


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

## Fingal County Council

**Planning Register Reference Number: F17B/0225**

An Bord Pleanála Reference Number: ABP-300403-17

**Appeal** by Gerard Alan Higgins of 16 River Valley Grove, Swords, County Dublin against the decision made on the 13<sup>th</sup> day of November, 2017 by Fingal County Council to grant subject to conditions a permission to Alex Cimahovics care of CQA Design and Build of B4 Swords Enterprise Park, Feltrim Road, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Development consisting of a first floor extension to the rear of the existing house in a new dormer structure at 14 Boru Court, Swords, 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 nature, scale and design of the proposed development, and to the provisions of the Fingal Development Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of visual and residential amenity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out 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 external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

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

3. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 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.

4. Evidence that internal noise levels appropriate for habitable rooms can be achieved and maintained and full details of noise mitigation measures to achieve same shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development.

**Reason:** To control development and require noise insulation where appropriate within the outer noise zone attached to Dublin airport.

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

**Dated this            day of            2018**