



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18B/0334**

**Appeal** by Aoife Moriarty of 4 Holywell Dene, Swords, County Dublin against the decision made on the 1<sup>st</sup> day of February, 2019 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a single storey rear and side extension with flat roof over for extended living accommodation at 4 Holywell Dene, Feltrim Hall, Swords, County Dublin.

**Decision**

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

## Reasons and Considerations

Having regard to:

- (a) the provisions of the Fingal Development Plan 2017-2023, in particular Objective DMS87,
- (b) the modest size of the site and the distance from the adjoining properties,
- (c) the nature, scale and orientation of the development proposed, and
- (d) the pattern of development in the area,

The Board considered that the inclusion of those amendments required in condition number 2 necessary for the protection of the residential amenities of the neighbouring properties and the proper planning and sustainable development of the area.

## 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 provision.

---

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

**Dated this            day of            2019.**