



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0323

Appeal by Lorena Killeen care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 19th day of September, 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: (i) A new pedestrian entrance gate in the existing boundary wall; (ii) the widening and alterations to existing vehicular entrance; (iii) the addition of a painted railing to the top of the existing front boundary wall off Old Carrickbrack Road. Other works as part of development include; landscaping; boundary treatments; and all associated works necessary to facilitate the development at “Coolmanagh”, Old Carrickbrack Road, Howth, 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:

- (a) the provisions of the Fingal Development Plan 2017-2023,
- (b) the design guidance for Howth Special Amenity Area Order,
- (c) the modest scale and design of the alterations to an existing entrance,
and
- (d) the pattern of development in the area,

it is considered that the removal of condition number 2 and condition number 3 and amendment to condition number 4 would not have a significant negative impact on the visual or residential amenity of the site or the vicinity of any views or prospects 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 as amended by the further plans and particulars received by An Bord Pleanála on the 16th day of October 2019, 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. All trees within and on the boundaries of the site shall be retained and maintained. Retained trees shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species.

Reason: In the interest of visual amenity.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2019