

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

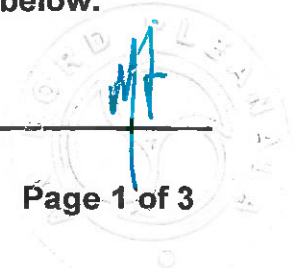
Planning Register Reference Number: FW20A/0143

Appeal by Coleman Mulgrew care of Stephen Molloy Architects of 13 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 23rd day of October, 2020 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Permission is sought for design revisions to the house previously granted permission under FW19A/0228 as follows: (1) increase in finished floor level to +150 millimetres above footpath level on the street to allow for gravity fall to the existing drains, (2) maintaining the permitted ridge height of +8.35 metres by altering the pitched roof to include a flat roof element and (3) alterations to the width of the house to provide a side entrance to the east at site to the side of 62 Castleknock Park, Castleknock, 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.

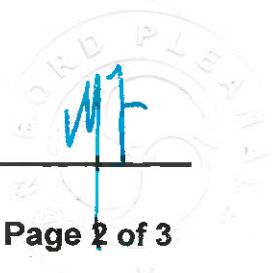
Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2017-2023 the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, 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, would be in accordance with Objective DMS40 of the Development Plan 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, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 28th day of July, 2020 under planning register reference number FW19A/0228, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.



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



Dated this 31st day of May 2021.