

**An
Bord
Pleanála**

**Board Order
ABP-310691-21**

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F20B/0247

Appeal by Connie Lahert and others care of number 2 Saint Nesson's Thormanby Road, Howth, County Dublin against the decision made on the 3rd day of June, 2021 by Fingal County Council to grant subject to conditions a permission to Brendan O'Brien care of JCD Group of 5 The Golf Links, Malahide, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Conversion of the existing attic space into accessible storage space above the existing first floor apartment along with new internal access stairs, at Apartment 8, Saint Nesson's, Thormanby Road, Howth, 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 and scale of the proposed development for the conversion of an attic to storage space with internal access stairs within an apartment development, it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable within the context of the site and would not result in a negative impact on the existing character of the area or the amenities of adjoining properties, and would be in accordance with the policies and objectives of the Fingal Development Plan 2017-2023. The proposed development 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. The site development and construction works shall be carried out 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.

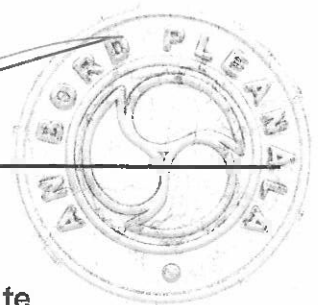
3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.


Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 2ND day of February 2022.