

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0246

Appeal by Niall Barry care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 29th day of June, 2022 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: (i) An alteration to development approved under Planning Register Reference Number F20A/0474 comprising the revision of the property boundaries; (ii) Permission is sought to construct one number single storey, one-bedroom residential dwelling with integrated carport and 52.3 square metres proposed for a private garden; (iii) Creation of new vehicular and pedestrian access to serve the proposed dwelling via Seabury Park; and, (iv) All associated site works, including landscaping, boundary works and SuDS drainage necessary to facilitate the development, all at the rear of Number 1 Seabury Lawns, Malahide, County Dublin.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to Project Ireland 2040: The National Planning Framework (2018) and the relevant objectives which seek to consolidate residential growth in urban areas, and the provisions of the Fingal Development Plan 2017-2023, including the RS zoning objective for the site, the specific characteristics of the site and the pattern of development in the surrounds, 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 or of property in the vicinity, would not be prejudicial to public health, would not represent a traffic hazard, and would be in accordance with Policy Objectives DMS39 and DMS40 of the Fingal Development Plan, 2017-2023 and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall comply 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, the developer shall enter into water and wastewater connection agreement(s) with Irish Water and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with the Irish Water Standards codes and practices.

Reason: In the interest of public health.

3. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The design and layout of the proposed vehicular entrance including footpaths shall comply with the requirements of the planning authority.

Reason: In the interest of proper planning and sustainable development and in the interest of amenity and of traffic and pedestrian safety.

5. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, as amended, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwelling without a prior grant of planning permission.

Reason: In the interest of residential amenity.

6. 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 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 amenities of property in the vicinity.

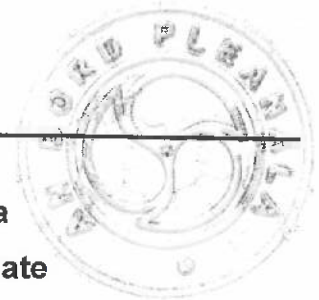
7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mick Long

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



Dated this 20th day of March 2023