

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F22B/0126

Appeal by Eddie Butler care of Niamh Butler Architects of 29 Thomas Hand Stret, Skerries, County Dublin against the decision made on the 15th day of July, 2022 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Single-storey extensions to side and rear of dwelling to form a 'family flat', extend the kitchen of the existing house, and all associated site works at 19 Woodland Park, Rush, 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 REMOVE condition number 2 and the reasons therefor.

Reasons and Considerations

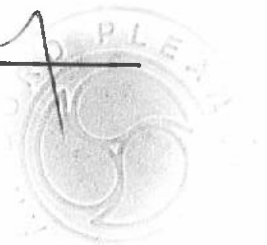
Having regard to the nature and scale of the proposed development, the 'RS' zoning for the site, the provisions of the Fingal County Development Plan 2023-2029, it is considered that, the removal of condition number 2 would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 27th day of June 2023.