



An
Bord
Pleanála

Board Order
ABP 314545-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0181

Appeal by Elaine and Robert Mongey care of KT Designs of Unit 12 BEAT Centre, Stephenstown, Balbriggan, County Dublin against the decision made on the 8th day of August, 2022 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: New single-storey extension to front of existing two-storey dwellinghouse to contain a bedroom, en-suite and porch, along with internal alterations and associated site works to include widening of existing vehicular access all at 179 Broadmeadow, Swords, 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.

Reasons and Considerations

Having regard to the nature and extent of the proposed extension and to the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or 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.

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 submitted on the 13th day of July, 2022 to the planning authority, 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 depth of the extension shall be reduced to a maximum of 2.3 metres (reduced from 3.63 metres). In addition, the developer shall provide a hipped roof above the proposed extension in lieu of the proposed gable fronted roof. Details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity of the area.

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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 widened vehicular entrance shall comply with the requirements of the planning authority.

Reason: In the interest of proper planning and sustainable development.

5. All development shall be carried out in compliance with the Irish Water standards, codes and practices.

Reason: In the interest of public health.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 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.

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

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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.



Peter Mullan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *9th* day of *March*, 2023

