

An
Bord
Pleanála

Board Order
ABP-315372-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22B/0208

Appeal by Bryan Fitzgerald and Danielle O’Riordan care of Daniel O’Driscoll of Apartment 11 Saint Lawrence Court, Saint Lawrence Road, Clontarf, Dublin against the decision made on the 24th day of November, 2022 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

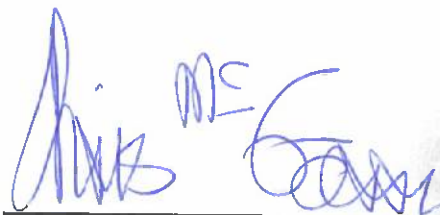
Proposed Development: (A) Proposed attic conversion to study/storage. (B) Proposed five number new rooflights to east elevation. (C) Proposed three number new rooflights to the west elevation. (D) All associated site works at Number 7 The Park, Saint Marnock’s Bay, Portmarnock, County Dublin.

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 reason therefor.

Reasons and Considerations

Having regard to the provisions of Fingal Development Plan 2023-2029, the nature and scale of the proposed development and the prevailing pattern and character of development in the area, it is considered that, subject to compliance with the other conditions set out under planning register reference number F22B/0208, the proposed development would not seriously injure the visual or residential amenities of the area, or of property in the vicinity, and would provide an acceptable standard of amenity for future residents. The proposed development would, therefore, be in accordance with the proper planning and development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this

30th day of **June**

2023.