

An  
Bord  
Pleanála

Board Order  
ABP-317554-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0088**

**Appeal** by Joan Harpur of Auburn Lodge, Strand Road, Sutton, Dublin and by Others against the decision made on the 15<sup>th</sup> day of June, 2023 by Fingal County Council to grant subject to conditions a permission to James and Victoria McMahon of Valhalla, 1 Strand Road, Sutton, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of a single storey boat storage shed/garage (57 square metres) to the rear of Valhalla. The boat storage shed/garage abuts the existing garden boundary wall with Medina, Carrickbrack Road and sits on top of the existing rear garden wall of Valhalla. Planning permission is sought to include a double garage door to the front opening of the boat storage shed/garage and to include a raised seam weather proofing on the flat roof at Valhalla, 1 Strand Road, Sutton, 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 scale, form and design of the development proposed to be retained and completed, it is considered that, subject to compliance with the conditions set out below, it would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The development proposed to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Water supply and 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.

3. The developer shall enter into water and wastewater agreements with Uisce Éireann. All development shall be completed in compliance with Uisce Éireann's standards, codes and practices.

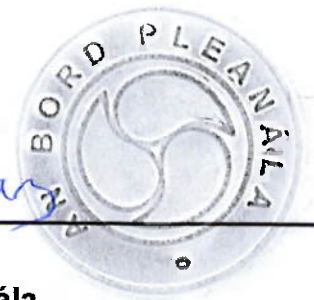
**Reason:** In the interest of public health.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

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



Dated this *06* day of *March* 2024.