



An  
Bord  
Pleanála

## Board Order ABP-319179-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0744**

**Appeal** by Kay Cashen care of Ludlow Architects of Carrick House, Station Road, Duleek, County Meath against the decision made on the 2<sup>nd</sup> day of February, 2024 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention for changes to planning register reference number F14B/0301, namely pitched roofs to the rear changed to flat roofs and a rear window changed to a door. The use of one flat roof as a balcony and permission to erect a handrail to the balcony and all associated site works, all at Commons Upper, Garristown, County Dublin (Townland of Commons Upper).

### Decision

Having regard to the nature of the conditions 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, as amended, to ATTACH condition numbers 2 and 3 and the reasons therefor.

## Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029 and to the site-specific context, it is considered that the attachment of condition numbers 2 and 3 to the grant of permission under planning register reference number F23A/0744 is warranted in the interest of adjoining residential amenity and the proper planning and sustainable development of the area.



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**Joe Boland**

**Member of An Bord Pleanála**

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

Dated this *1<sup>st</sup>* day of *August* 2024.