

An
Bord
Pleanála

Board Order
ABP-320673-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0409

Appeal by Orla and Alan Fanagan and others care of Armstrong Planning of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 31st day of July 2024 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Martin and Eithen Moran care of Delahunty and Harley of 11A Sydney Terrace, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention permission for amendments to previously approved two-bed house (Dún Laoghaire-Rathdown County Council permission reference D21A/1025), to include increase in parapet height by approximately 690 millimetres and additional internal floor area of five square metres at ground floor and four square metres at first floor (in addition to permitted 119 square metres), at 39A Finsbury Park, Churchtown, 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 scale of the development proposed for retention, the planning history relating to the site and the zoning objective 'A' to provide residential development and improve residential amenity while protecting the existing residential amenities as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area, and 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 submitted to the Planning Authority on 7th day of June 2024, insofar as they relate to the increase in parapet height and floor area; otherwise the development shall be retained and completed in accordance with the terms and conditions of Planning Permission under Reference ABP 312698-22.

Reason: In order to clarify the development permitted by this permission.

2. 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 within three months of the date of this order 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.

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.

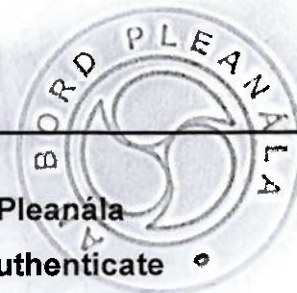
Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 23 day of December 2024.