

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0381

Appeal by Richard Beastall care of Kieran O'Malley and Co. Limited of 2 Priory Office Park, Stillorgan Road, Blackrock, County Dublin against the decision made on the 4th day of November 2024 by Fingal County Council to grant, subject to conditions, a permission Richard Beastall in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for a new two-storey house, incorporating building services with connections to the public wastewater and foul main, one car parking space and all associated site works. Additional information received 9th day of September 2024 and clarification of additional information received on 10th day of October 2024.

Site between 15 and 16 The Square, Skerries, Co. Dublin

Decision

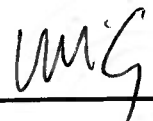
Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE conditions numbers 5 and 6 and the reasons therefor.

AMEND conditions numbers 1, 7 and 13 so that they shall be as follows for the reasons set out.

1. The proposed development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by the further plans and particulars submitted on 9th day of September 2024, except for Drawing 2574 AI-02 insofar as it relates to 'Land transfer to enhance public roadway', save as may be required by other conditions attached hereto.

Reason: To clarify the development hereby permitted by this decision.

7. Prior to the commencement of development, details of all finishes to the paved area to the front of the house, between it and the public carriageway, shall be submitted to, and agreed in writing with, the planning authority. These details shall include:
 - (a) Details of physical demarcation between the site and the public carriageway.
 - (b) Surface water disposal.



(c) The undergrounding of services.

These works shall be carried out at the developer's expense in accordance with the specifications of the planning authority.

Reason: In the interest of orderly development and traffic safety.

13. The developer shall pay to the planning authority a financial contribution of €15,950.39 (fifteen thousand, nine hundred and fifty euro and thirty nine cent) 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 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.

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.

Reasons and Considerations

Having regard to the Town and District Centre zoning as set out in the Fingal Development Plan 2023-2029, the established pattern of development in the area, the planning history for the site, and the town centre location, it is considered that the nature, design and scale of the proposed development is acceptable, subject to the conditions as amended herein, and that the proposed development would not endanger traffic or pedestrian safety, and is in accordance with the proper planning and sustainable development of the area.


Liam McGree

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

Dated this 23rd day of APRIL 2025.