

An
Bord
Pleanála

Board Order
ABP-321428-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0863

Appeal by Gary Coffey and Catherine Gallagher of 146 Biscayne, Malahide, County Dublin and by Richard and Orla Owen of 39 The Walk, Robswalls, Malahide, County Dublin against the decision made on the 14th day of November, 2024 by Fingal County Council to grant permission, subject to conditions, to Patrick Watson care of Watson Fitzpatrick and associates of 98 Woodlawn Park Grove, Firhouse, Dublin for the proposed development.

Proposed Development: Retention of garden shed/gym/playroom to rear at 39 The Walk, Robswall, Malahide, County 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 structure proposed for retention, the provisions of the Fingal Development Plan 2023-2029, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set down below, the development proposed for retention would not seriously injure the amenities of property in the vicinity, would not set an unacceptable precedent and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.

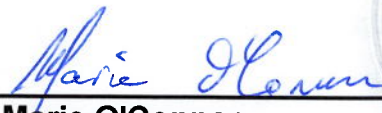
Reason: In the interest of clarity.

2. The permitted structure shall be used for the purposes indicated in the application and solely for use ancillary to the enjoyment of the dwellinghouse, and shall not be used for human habitation, or rented, sold, or leased independently of the house and shall not be used for the carrying on of any trade or business.

Reason: In the interest of residential amenity.

3. Surface water drainage shall be to the requirements of the planning authority.

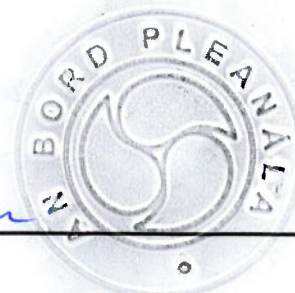
Reason: In the interests of sustainable drainage and public health.



Marie O'Connor

Member of An Bord Pleanála

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



Dated this 31 day of March 2025.