



An
Coimisiún
Pleanála

Commission Order
ABP-321698-25

Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0970E.

Appeal by Eugene Carr care of Manahan Planners, Town Planning Consultants of 38 Dawson Street, Dublin against the decision made on the 17th day of December, 2024 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention of alterations to previously approved planning application reference: F20A/0374, alterations to front and side elevations, along with driveway entrance at Ard Na Greine, 2 Seapoint Lane, Balbriggan, 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, scale, location and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would comply with the zoning objective for the site, as set out in the Fingal Development Plan 2023–2029 in particular policy SPQHP41 (Residential Extensions), objective SPQH045 (Domestic Extension) and section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the plan, would not seriously injure the visual or residential amenity 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, carried out and completed in accordance with the plans and particulars lodged with the application and further information submitted to the Board on 26th day of May 2025, 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, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference F20A/0374 unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Within three months of the date of this Order, the applicant/developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

4. 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 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 8th day of August 2025.