



An
Bord
Pleanála

Board Order
ABP-321835-25

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0483E

Appeal by Niamh Walsh and John Coleman of 41 Castleknock Rise, Laurel Lodge, Dublin against the decision made on the 20th day of January, 2025 by Fingal County Council to grant subject to conditions a permission to Maria Mihutescu care O'Neill O'Reilly and Associates of 13 Adelaide Road, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of (i) detached structure at rear of site, that includes within the structure garden store, covered barbeque dining area that is open on all sides, except on north-east facing elevation, (ii) erection of pergola attached to the rear of existing dwelling house with concrete base and (iii) with all associated site works at 40 Castleknock Close, Laurel Lodge, 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 'RS' – 'Residential' zoning provisions for the site, the nature and scale of the development proposed to be retained, and the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be compatible with the established residential use of the site, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, 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 lodged with the application, 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The garden store hereby permitted shall be used for private domestic purposes only and shall remain ancillary to the dwellinghouse. It shall not be used for human habitation or for any commercial use. It shall not be sold, let or otherwise transferred or conveyed, save as part of the overall dwellinghouse.

Reason: In the interest of clarity and to regulate the use of the development in the interest of the proper planning and sustainable development of the area.

P.C.

3. The external finishes of the development proposed to be retained shall be in accordance with the details submitted with the application and shall be carried out within three months of this Order.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.


Patricia Calleary

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

Dated this 22 day of May 2025.