

An
Coimisiún
Pleanála

Commission Order
ABP-322199-25

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0015E

Appeal by Babu Velappan care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 11th day of March, 2025 by Fingal County Council to refuse permission.

Proposed Development: Retention of a single storey shed with pitched roof located to the rear of the property, intended for use as a gym and for storage purposes at 69 Boulevard, Bealing Village, Tyrrelstown, Dublin.

Decision

GRANT permission for the above development 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 be in accordance with the zoning objective for the site, as set out in the Fingal Development Plan 2023-2029, would not seriously injure the visual or residential 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 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The uses of the single storey shed shall be restricted to those as indicated in the plans and particulars lodged with the application, that being storage and gym use only. The shed shall not be used for human habitation. Within six months of the date of this order, the existing toilet and kitchen facilities shall be removed.

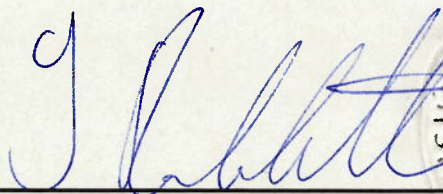
Reason: In order to comply with the statutory development description submitted with the application, to comply with the plans and particulars lodged with the application, to comply with Section 14.10.4 (Garden Rooms) of the Fingal Development Plan 2023-2029, and in the interest of clarity.

3. The single storey shed shall not be sold, let or otherwise transferred or conveyed save as part of the existing dwelling on site.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

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 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.



Tom Rabbette

Planning Commissioner of An Coimisiún

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

Dated this 14th day of July 2025.