

An
Coimisiún
Pleanála

Commission Order
ABP-322611-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0087

Appeal by Fintan Molloy of 78 Roselawn Road, Castleknock, Dublin against the decision made on the 29th day of April, 2025 by Fingal County Council to grant subject to conditions a permission to Kingston Construction Limited care of Tyler Owens Architects of The Mash House, Distillery Lofts Design Studios, Distillery Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations to previously approved development (planning register reference number FW16A/0068/E1) comprising the revision of the three number House Type A dwellings as follows: (i) omission of basement level (Unit 4 only), (ii) omission of rear landscaping wall and creation of supplementary private amenity gardens to serve each unit, (iii) extension of ground floor level to rear (19 square metres) and to front (2.5 square metres) and first floor level to front (five square metres), (iv) amendments to fenestration to all elevations, including addition of new ground floor window to front, (v) omission of canopy to side and (vi) all ancillary works necessary to facilitate the development. The proposed alterations will result in the provision of additional private amenity space for each dwelling which will supplement the previously approved quantum of

private amenity space, all at 'Crannach', Grannard Bridge, Castleknock, 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 dual zoning of the site, 'RS – Residential' with the objective to 'Provide for residential development and protect and improve residential amenity' and 'OS' – Open Space' with the objective to 'Preserve and provide for open space and recreational amenities', the site's planning compliance history in respect of condition number 4 of planning register reference number FW16A/0068, the relevant policies, objectives and development standards of the Fingal Development Plan 2023-2029, the nature, scale and design of the development proposed to be retained relative to adjoining dwellings, and the existing pattern of development in the wider area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, 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. Prior to the construction of the boundary treatment and within six months of the date of this Order, the developer shall submit for the written agreement of the planning authority full details (location, height, design, materiality and any proposed opes) in respect of the boundary treatment which is required in order to delineate the supplementary private amenity spaces to the rear (south) of dwelling unit numbers 2, 3 and 4 from the public open space. For the avoidance of doubt, the boundary treatment to be submitted to the planning authority for agreement shall be:

- (a) no greater than 1.8 metres in height,
- (b) shall be pillar and post type fencing (similar to that currently dividing the amenity spaces to the rear of these properties), and
- (c) the gardens shall be no more than eight meters in depth as shown on drawing number 2014-83-P3_100 as submitted to the planning authority on the 10th day of March 2025.

Reason: In the interest of orderly development and visual amenity.

3. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (planning register reference number FW16A/0068 as extended under planning register reference number FW16A/0068/E1), unless the conditions of this permission specify otherwise. This permission shall expire on the same date as the parent permission.

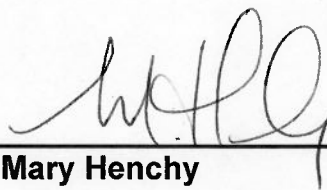
Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. Notwithstanding the provisions of Schedule 2, Part 1, Class 1 of the planning and development Regulations, 2001 no extensions shall be constructed to house number 2,3 or 4 without the prior grant of planning permission.

Reason: In the interest of visual amenity having regard to the location of the site adjoining open space.

5. Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority, details for the attenuation and disposal of surface water from the site.

Reason: In the interest of public health.



Mary Henchy

Planning Commissioner of An Coimisiún

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



Dated this 17th day of September 2025.