

An
Coimisiún
Pleanála

Commission Order
ACP-322974-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0174E

Appeal by Mairin Browne and others care of RW Nowlan and Associates of 37 Lower Baggot Street, Dublin against the decision made on the 11th day of June 2025, by Fingal County Council to grant, subject to conditions, a permission to Helen and Bryan Sweeney care of Architectural Drafting Services of 42 Saint Domhnach's Well, Sutton, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a rear pedestrian entrance gate to the boundary wall providing access to Park View at 25 Park View, Castleknock Road, 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 location of the site, on lands zoned for residential development in the Fingal Development Plan 2023-2029, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenity of neighbouring properties, would be in keeping with the character 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.

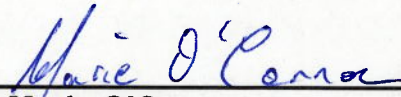
Reason: In the interest of clarity.

2. The pedestrian access gate shall not be used for any other purpose other than pedestrian entry/access incidental to the residential use of the subject property.

Reason: In the interest of development control.

3. The pedestrian access gate shall not open outwards over the public footpath at any time.

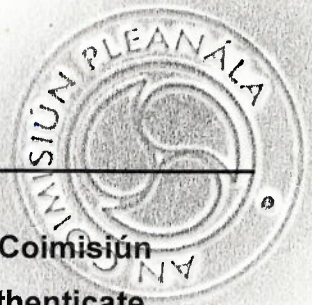
Reason: In the interest of public and traffic safety.



Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 07 day of November 2025.