

An
Coimisiún
Pleanála

**Commission Order
ACP-323072-25**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0199E

Appeal by Frederick Moncado of 7 Mount Garrett Park, Tyrrelstown, Dublin against the decision made on the 30th day of June, 2025 by Fingal County Council to grant subject to conditions a permission to Ann Seloterio care of Dublin House Plans of 77 Camden Street Lower, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a single storey flat roof extension with canopy and a small flat roofed storage shed, both located to the rear of the property at 9 Mount Garrett Park, Mount Garrett, 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

The building as extended is visually integrated into the streetscape and would not seriously injure the visual amenity of the area. The single storey rear extension and ancillary outbuilding proposed to be retained, subject to compliance with the conditions set out below, would comply with Policy SPQHP41, Objective SPQHO45, Section 14.10.2 and Section 14.10.2.3 of the Fingal Development Plan 2023 - 2029. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission is satisfied that there was sufficient interest to grant planning permission as the extension does not encroach into the neighbouring property at Number 7 Mount Garrett Park. Such a grant of permission remains subject to the provisions of section 34(13) of the Planning and Development Act, 2000, as amended, where a person is not entitled solely by reason of a grant of permission to carry out any development. Where a dispute exists about rights over land, these are ultimately matters for resolution in the Courts.

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.

Reason: In the interest of clarity.

2. The development shall comply with the following requirements:
- (a) no surface water/rainwater shall discharge to the foul water system under any circumstances, and
 - (b) surface water drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC, April 2006.

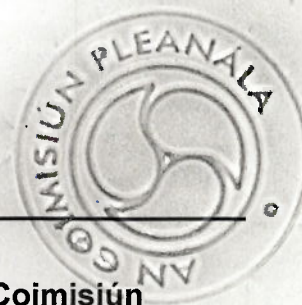
Reason: In the interest of public health



Declan Moore

Planning Commissioner of An Coimisiún

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



Dated this 17th day of November 2025.