



An  
Coimisiún  
Pleanála

Commission Order  
ACP-323098-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0125E**

**Appeal** by Jennifer and Tony Philips of 62 Cedar Park, Ridgewood, Swords, County Dublin against the decision made on the 25<sup>th</sup> day of June, 2025 by Fingal County Council to grant subject to conditions a permission to Ian and Natasha Cloran of 61 Cedar Park, Ridgewood, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a two-storey extension to the rear of the existing dwelling and associated alterations to the internal layout and elevations, all at 61 Cedar Park, Ridgewood, Swords, County 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 design, including the form and scale of the proposed development, and the rear of the existing dwelling, including the set-back provided at first-floor level, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent an appropriate design response, would not seriously injure the visual amenities of the area or the residential amenities of any property in the vicinity, including the adjacent property, and would otherwise align with policy for house extensions. The proposed development, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 6<sup>th</sup> day of June, 2025, 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 prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed rear extension shall be finished in painted render to match the render finish of the existing dwelling.

**Reason:** In the interest of visual amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

4. Building noise insulation shall be provided to an appropriate standard having regard to the location of the site within Dublin Airport Noise Zone C.

**Reason:** In the interest of residential amenity and to ensure compliance with Objective DMSO105 of the Fingal Development Plan 2023-2029.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

6. The existing dwelling and proposed extension shall be used as a single dwelling unit only apart from such use as may be exempted development under the Planning and Development Regulations 2001, as amended.

**Reason:** In the interest of clarity and to ensure the proper and sustainable development of the area.

7. (a) All necessary measures shall be taken by the developer to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road and footpath network during the course of the construction works.
- (b) Any damage to roads, footpaths or other public property caused by the proposed development shall be made good to the satisfaction of the planning authority.

**Reason:** In the interest of traffic safety and the proper control of development.

8. 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 prior to commencement of development or 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.

*Patricia Calleary*

**Patricia Calleary**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 11<sup>th</sup> day of November 2025.