

An
Coimisiún
Pleanála

Commission Order
ACP-323377-25

Planning and Development Act 2000 as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0472E

Appeal by Stephen Moyna and Creina Slator care of J. McSweeney Architects of 7 Abbey Street, Howth, Dublin against the decision made on the 18th day of July 2025, by Fingal County Council to refuse a permission for the proposed development.

Proposed Development: Alterations to existing roof including extension of pitched roof to north, proposed dormer window to rear, rooflight to front and rear, demolish chimney, minor alterations to north and east elevations and associated site works at number 9, Del Val Avenue, Bayside, 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 policies and objectives of the Fingal County Development Plan 2023-2029 and, in particular, section 14.10.2.5 which relates to Roof Alterations, the nature of the proposed development of alterations to an existing roof, in an area with a zoning objective 'RS'- Residential, which seeks to 'provide for residential development and protect and improve residential amenity', it is considered that by reason of its nature and scale, and subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, 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, 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 external finishes of the proposed roof extension (roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. Prior to the 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.

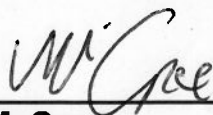
Reason: In the interest of public health.

4. Site development and building works shall be carried out only between 0700 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will 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.

5. Prior to commencement of development, the developer shall submit details of a Construction Management Plan for the written agreement of the planning authority. The plan shall provide details of intended construction practice for the proposed development, including traffic management, noise and dust management, and off-site disposal of construction/demolition waste. The proposed development shall be carried out in accordance with the written agreed details.

Reason: In order to ensure a satisfactory standard of development, in the interest of residential amenity and public safety.



Liam McGree

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



Dated this 19th day of NOVEMBER 2025.