

An
Coimisiún
Pleanála

Commission Order
ACP-323568-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0555E

Appeal by Hugh-Thomas Cavanagh, Dong hua Cavanagh and Nellie Mingli Cavanagh of "Fernhill", 35 Carrickbrack Road, Baily, Howth, Dublin against the decision made on the 12th day of August 2025, by Fingal County Council to grant, subject to conditions, a permission to Karen Claxton care of CQA Design & Build of Unit B4, Swords Enterprise Park, Feltrim Road, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of a single storey extension to the front at first floor level, including extending the existing pitched roof with new roof lights to the front roof slope, enlarging the existing windows to the front at ground floor level, enlarging the existing doors to the front at first floor level, replacing the existing concrete balustrade at first floor level and all associated site works at 'Summerhill', Carrickbrack Road, Howth, 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 information submitted with the application, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site, as set out in the Fingal County Development Plan 2023- 2029, would not seriously injure the visual or residential amenities 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 carried out 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. External finishes shall be as indicated on the plans submitted, unless otherwise agreed in writing with the planning authority prior to commencement of the development.

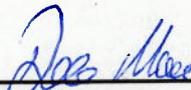
Reason: In the interest of visual amenity.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday 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: To safeguard the residential amenities of adjoining property in the vicinity.



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



Dated this 09th day of DECEMBER 2025.