



An
Coimisiún
Pleanála

Commission Order
ACP-323625-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0246E

Appeal by Emma and Barry Blake care of ND Architecture of 33 Hazelbrook, Kinsealy Lane, Malahide, County Dublin against the decision made on the 15th day of August 2025, by Fingal Council to grant, subject to conditions, a permission to Paul and Louise O'Leary care of Bell Associates of Executive House, Whitestown Road, Rush, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought for renovation and extension to existing dwelling house to include: (1) two-storey garage/utility/family/bedroom extension to side; and (2) conversion of existing attic space to storage room with two number dormer windows, and velux rooflight to rear, and all associated site works at 15 Grace O'Malley Drive, 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 provisions of the Fingal Development Plan 2023-2029, and to the nature and scale of the proposed development on residentially zoned land, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the provisions of the development plan and the proper planning and sustainable development of the area.

Conditions

1. The 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 21st day of July 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall incorporate the following amendments:
 - (i) One number rear roof light serving the stair well shall be omitted from the main roof slope.

- (ii) The proposed rear dormer extension shall be reduced to a maximum external width of 2.5 metres.
- (iii) The upper floor rear facing window as part of the proposed side extension shall be flush with the rear elevation.
- (iv) Revised plans illustrating the foregoing shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

- 3. The entire premises shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations, 2001, as amended.

Reason: In the interest of clarity.

- 4. Attic floorspace which does not comply with building regulations in relation to habitable standards shall not be used for human habitation.

Reason: To clarify the extension of the permission.

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

Reason: In the interest of visual amenity.

6. The proposed two/single storey side extension shall be constructed inside the party boundary with number 17 Grace O'Malley Drive. All works shall be within the applicant's site only. No construction works, eaves, gutters, or downpipes shall encroach into neighbouring property.

Reason: In the interest of residential amenity.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of orderly development.

8. 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 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.

9. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To protect the amenities of the area.

10. 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 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.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

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

Dated this *2nd* day of *January*, 2026

