

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0487

APPEAL by Sharon Farrell and Tom Murphy care of James M. Briscoe against the decision made on the 22nd day of September, 2025 by Fingal County Council to refuse permission.

Proposed Development: Reconfiguration of existing house to provide three bedrooms and combined bathroom/wc, split level extension to rear with accessible wc at entrance level, living/dining/kitchen with utility room at lower ground level and master bedroom with en-suite and dressing room at first floor level. Proprietary insulation to existing house to match adjoining property. New vehicular access to site at rear and replacing existing eastern side boundary with 1,800-millimetre-high block wall, all at 4 Seamount Road, Malahide, County Dublin, as revised by the further public notices received by the planning authority on the 2nd day of September, 2025.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

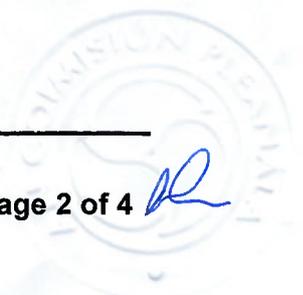
Having regard to the RS Residential zoning objective, to provide for residential development and protect and improve residential amenity, the pattern of development in the area, and the provisions of the Fingal Development Plan 2023–2029, including Sections 3.5.13.1 (Residential Extensions) and 14.10.2 (Residential Extensions), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character of the area or the residential amenities of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission was satisfied the proposed development, as amended at further information stage, to the rear of the existing house, although visible, would have no significant impact on the surrounding visual or residential amenities or the streetscape.

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 19th day of August, 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

3. Any hedgerow removal along the eastern and western boundaries of the site shall be agreed with the planning authority prior to commencement of development and hedgerow removal shall only take place outside of the nesting season.

Reason: In the interest of biodiversity protection.

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 the Fingal Development Plan 2023-2029.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 Mondays to Fridays, inclusive, between 0800 and 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 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.



Mick Long

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



Dated this ^{9th} day of February 2026.