

An  
Coimisiún  
Pleanála

Commission Order  
PL-500067-DF

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0686E**

**APPEAL** by Edel and Hugh Kilbride against the decision made on the 15<sup>th</sup> of September, 2025 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Convert two number ground floor car ports to living room at 12 Park House, Dublin Street, Baldoyle, 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 Fingal County Development Plan 2023-2029, in particular Objective SPQHO45 (Domestic Extensions) which seeks to encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area, and having regard to the design and appearance of the proposed conversion, and the consequent reduction of car parking provision, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of any property in the vicinity, it would not adversely impact on the character or local distinctiveness of the area, and the proposed reduction of car parking would be acceptable in this highly accessible area.

The Commission agreed with the Inspector that the Fingal County Development Plan, 2023-2029, is supportive of residential extensions where the design and layout protect the amenities of adjoining properties. The Commission also agreed that reduced car parking provision would be appropriate at this accessible location. The Commission did not however consider that the revised plans and particulars submitted on appeal on the 13th day of October 2025, proposing the conversion of one car port only with new garage door, demonstrated adequate useability of the retained garage area. The Commission, therefore, considered that although the conversion of existing car port 2 would be appropriate, the area of existing Car Port 1 should be retained in its entirety.

## 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 An Coimisiún Pleanála on the 13<sup>th</sup> day of October 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. Permission is granted only for the conversion of existing Car Port 2. The area of existing Car Port 1, shown on Drawing number 01A (Existing & Proposed Plans, Elevations and Section and Proposed Site Plan) received by An Coimisiún Pleanála on the 13<sup>th</sup> day of October 2025, shall be retained in its entirety. Final details of the design, layout, materials and finishes for the conversion of Car Port 2, shall be agreed in writing with the planning authority, prior to commencement of development.

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

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

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

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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.

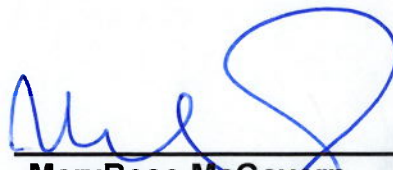
5. (a) All necessary measures shall be taken by the applicant to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road and footpath network during the course of the construction works.
-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

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



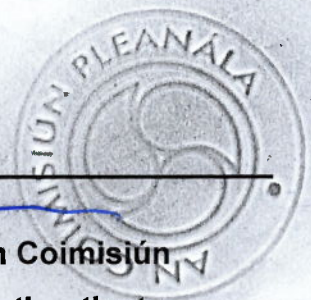
6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.



MaryRose McGovern

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



Dated this 27<sup>th</sup> day of January 2026.