

An
Coimisiún
Pleanála

**Commission Order
ACP-500098-DF**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0688

Appeal by Alan and Dympha Buckowski care of Keatley Architects of Sycamore Lodge, Barrenhill, Sutton, Dublin against the decision made on the 22nd day of September 2025, by Fingal County Council to refuse outline permission for the proposed development.

Proposed Development: Outline permission for demolition of an existing two storey extension to side of existing house and for construction of a new two storey three-bedroom detached house to side of existing house with off street car parking all at 51 Balkhill Park, Howth, County Dublin.

Decision

GRANT outline 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 County Development Plan 2023-2029, the pattern of development in the area, the infill nature of the application site 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 not seriously injure the amenities of the area, or of property in the vicinity, and would be acceptable in terms of traffic safety, access and parking and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This grant of outline permission is in respect of development as indicated in the plans and particulars lodged with the application, as amended by block plan drawing 02 appended to the grounds of appeal received by An Coimisiún Pleanála on the 20th day of October 2025, except as may otherwise be required in order to comply with the following conditions. No development is authorised on foot of this grant of outline permission, and no development shall be undertaken until a grant of approval consequent on this outline permission is received.

Reason: In the interest of clarity.

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2. This outline permission relates solely to the principle of the development on this site. The plans and particulars to be lodged for permission consequent on this grant of outline permission shall include the following:
- (i) Full design details of the proposed development including the proposed dwelling.
 - (ii) Contiguous elevations to demonstrate the proposed dwelling and how it will relate to adjoining properties, particularly the adjoining residential units in Balkhill Park.
 - (iii) Details of the materials, colours and textures of all the external finishes to the existing and proposed dwelling.
 - (iv) A landscape plan prepared by a suitably qualified landscape professional shall be provided to include high quality boundary treatments and landscape finishes including tree, shrub and any other planting within the site, the full details of boundary walls and means of enclosure and protection measures for any retained vegetation.
 - (v) A comprehensive site survey, to a scale of not less than 1:200, including contours at intervals of 0.5 metres, showing all existing trees, boundaries and other features.
 - (vi) A site layout plan to a scale of not less than 1:200 showing the layout of the existing and proposed houses, driveways and private amenity areas.
 - (vii) The finished ground floor level of the existing and proposed houses and ground levels of external amenity areas by reference to existing site levels and road level at the proposed entrance.



(viii) Provision of access facilities to the rear of existing and proposed houses to allow for maintenance purposes.

Reason: To enable the application for permission consequent to be fully assessed.

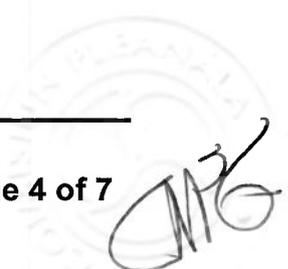
3. At the permission consequent stage, the proposed dwelling shall be designed to accord with the following requirements:

The ridge and eaves heights shall not exceed the ridge and eaves heights of the adjoining residential property to the north, 51 Balkhill Park.

Reason In the interest of visual amenity.

4. At the permission consequent stage, the proposed dwelling access, parking and manoeuvring area shall be designed to accord with the following requirements:

- (i) The existing vehicular access shall be widened to a minimum of four metres wide between piers.
- (ii) No objects, structures, landscaping or planting shall be placed or installed within the visibility splays (as defined by TII DN GEO-03060 (current edition) exceeding a height of 0.9 metres, which would interfere or obstruct (or could obstruct over time) the required visibility splays.
- (iii) Parking spaces shall comprise minimum dimensions of 2.5 metres by 5 metres.



- (iv) An access and egress area of minimum dimensions of five metres in width and six metres in length within the site abutting the site access shall be provided and kept clear.
- (v) A plan at not less than 1:200 demonstrating that vehicles can enter and exit the site in forward gear.
- (vi) A plan for the management and maintenance of the parking area within the site.

Reason: In the interests of road safety and provision of adequate facilities for vehicles.

- 5. At the permission consequent stage, 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.

- 6. At the permission consequent stage, the design of the pedestrian and vehicular access, parking areas, shared surfaces and footpaths and kerbs shall comply with the requirements of the planning authority for such works.

Reason: In the interests of amenity and pedestrian and traffic safety.

- 7. The developer shall enter into water and wastewater connection agreements with Irish Water prior to commencement of development.

Reason: In the interest of public health.

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8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting the 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 the 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.

10. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or such other security as may be accepted in writing by the planning authority, to secure the protection of the trees on site and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree or trees on the site or the replacement of any such trees which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development with others of similar size and species. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To secure the protection of trees on the site.



Chris McGarry

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

Dated this 10th day of February 2026

