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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW25A/0353**

**Appeal** by John McGuane and by Leona Nally against the decision made on the 14<sup>th</sup> day of October, 2025 by Fingal County Council to grant subject to conditions a permission to Leona Nally in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Conversion of the attic space for the use as a storage area to include removal of the hipped roof profile and to form a new gable end to the roof. Works to include a new dormer window to the rear and two number flat roof windows to the front roof surface, all at 10 Maple Close, Castleknock, 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, the location of the site in an established residential area, the residential zoning objective, and the nature, form, scale and design 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 residential or visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The attic level gable window shall be permanently fitted with obscured glazing. The use of film shall not be permitted.

**Reason:** In the interest of residential amenity.

3. The external finishes of the proposed development (including roof tiles) shall harmonise with those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

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

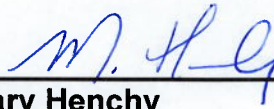
**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

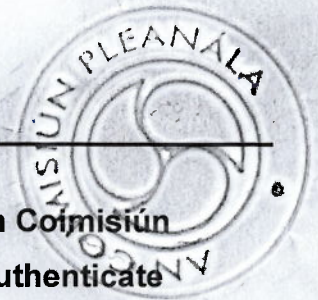
6. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property as a result of the site construction works and shall repair any damage to the public road arising from carrying out the proposed works. The storage of construction materials shall not be permitted on the public road/footway, unless otherwise agreed in writing with the planning authority.

**Reason:** To protect the amenities of the area and in the interest of road safety.



**Mary Henchy**

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



Dated this 12<sup>th</sup> day of March 2026.