

An  
Coimisiún  
Pleanála

**Commission Order**  
**PL-500447-DF-25**

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0893E**

**Appeal** by David and Marian McCabe against the decision made on the 18<sup>th</sup> day of November 2025 by Fingal County Council to grant, subject to conditions, a permission to Paul and Claire Lydon in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Extensions and alterations to the existing detached bungalow including: a first-floor dormer extension to the rear, roof alterations to construct the new rear dormer roof and new roof lights to the front pitched roof, provision of solar panels to the rear dormer roof and front pitched roof, modifications to the front porch entrance from a pitched roof to a flat roof, modifications to windows to the front and rear elevation, provision of full external insulation wrap with rendered finish, removal of rear conservatory, removal of external store, removal of one number existing chimney, new gable attic window and associated internal renovation and site works, all at 23 Offington Drive, Sutton, 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 design and appearance of the proposed extension and to the proposed alterations to the dwelling, the Commission considered that, subject to compliance with 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 and would not adversely impact on the character of the area or the Highly Sensitive Landscape or Coastal Landscape Character. The proposed development would, therefore, be in accordance with 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 1<sup>st</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. Prior to commencement of development, revised plans and elevations illustrating the following shall be submitted for the written agreement of the planning authority and the development shall be carried out accordingly:

- (a) One of the two rooflights to the front slope serving the first-floor bathroom shall be omitted.
- (b) One of the two rooflights to the front slope serving the first-floor home office shall be omitted.

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

3. Prior to the commencement of development, details of the materials, colours and textures of all external finishes shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interests of orderly development and the visual amenities of the area.

4. The following requirements shall be complied with in full:
  - (a) No surface water/rainwater shall discharge into the foul water system under any circumstances.
  - (b) Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, details of a commensurate surface water drainage proposal

submitted (planters/water butts, and so forth), including all relevant calculations, following the principles of Sustainable Drainage Systems and in compliance with the principles outlined in GSDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies Volume 2, New Development, March 2005.

**Reason:** To ensure adequate provision of water and wastewater facilities.

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 planning authority.

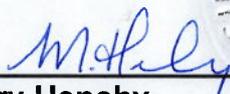
**Reason:** In the interests of traffic safety and proper control of development.

6. 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 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 amenities of property in the vicinity.

7. 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.



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**Mary Henchy**

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

Dated this 26<sup>th</sup> day of March 2026.