

An
Coimisiún
Pleanála

Commission Order
PL-500793-DF

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0495E

APPEAL by Alan Power against the decision made on the 21st day of January, 2026 by Fingal County Council to refuse permission.

Proposed Development: Construction of a new single storey garage to rear of existing dwellinghouse and associated site works, all at Sexton Cottage, Dublin Road, Lusk, County Dublin.

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 nature and scale of the proposed development, and its location within the curtilage of an existing dwellinghouse, it is considered that subject to compliance with the conditions set out below, including a requirement for Archaeological Monitoring, the proposed development would be acceptable in the context of the visual amenities of the area, would be acceptable in the context of its location within an Architectural Conservation Area and Zone of Archaeological Potential, would be satisfactory in the context of the amenities of adjoining properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

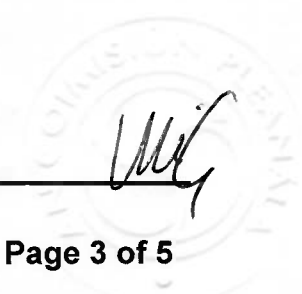
1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 17th day of December, 2025, except as may otherwise be required in order to 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. The position of the proposed garage shall be as per the site layout plan received by the planning authority on the 17th day of December, 2025.

Reason: In the interest of clarity.

3. The developer shall engage a suitably qualified archaeologist to monitor all site clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the development following consultation with the planning authority Archaeologist or the National Monuments Service. Prior to commencement of development, the archaeologist shall consult with and forward to the planning authority archaeologist or the National Monuments Service, as appropriate, a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation (preservation in-situ/excavation). The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site, and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required



archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation, either in situ or by record, of places, caves, sites, features or other objects of archaeological interest.

4. The external colour of the proposed garage shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Surface water run-off shall be discharged on site and shall not be allowed to discharge onto the public road or any adjoining properties.

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

6. The proposed garage shall be ancillary to the enjoyment of the existing dwellinghouse and shall not be used for any commercial purposes or as an independent dwelling unit.

Reason: In the interest of orderly development.

7. Site development and building works shall be carried out only between the hours of 0700 to 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.



Liam McGree

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

Dated this 16th day of June 2026.