

An
Coimisiún
Pleanála

**Commission Order
PL-501083-DF-26**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0023

Appeal by Shane O'Donnell and by Others against the decision made on the 12th day of March 2026, by Fingal County Council to grant, subject to conditions, a permission to Ashling and Joe Nangle in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the construction of a first-floor extension to the side and rear of the existing semi-detached dwelling, a dormer window to the rear and new roof light to the front of the existing roof and all associated site works at number 54 Phoenix Park Avenue, Phoenix Park Racecourse, 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 in particular policies SPQHP41 Residential Extensions, objective SPQHO45 Domestic Extensions and the development management standards for extensions and to the nature and scale of the proposed development on residentially zoned land, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the provisions of the Fingal Development Plan 2023-2029 and 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, 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. The applicant shall amend the design of the proposed development to accord with the following:
 - (a) The maximum width of the dormer structure shall be three metres externally and be centrally located on the roof plane.
 - (b) The maximum width of the window in the dormer shall be 1.5 metres externally and be centrally located.

Reason: In the interest of visual amenity and the proper planning and sustainable development of the area.

3. The window along the east elevation at the first-floor level serving bedroom number 2 shall be omitted.

Reason: In the interest of visual amenity and the proper planning and sustainable development of the area

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

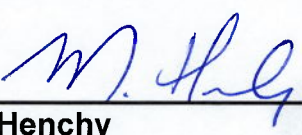
Reason: In the interest of orderly development.

5. 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 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.

6. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To protect the amenities of the area.


Mary Henchy

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



Dated this 22nd day of July 2026