

An
Coimisiún
Pleanála

Commission Order
PL-501413-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0088E

Appeal by Hollystown Redwood OMC CLG against the decision made on the 30th day of April, 2026 by Fingal County Council to grant subject to conditions a permission to Kyle McMenamin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the conversion of the attic into habitable accommodation, a two-storey rear extension including attic-level accommodation with a flat-roof dormer, a two-storey side extension, and the installation of new window and dormer windows to the western side of the property, together with all associated site works at 13 Redwood, Hollystown, 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 corner location of the site, the nature and scale of the proposed development and to the zoning objective for the area as set out in the Fingal Development Plan 2023-2029, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would comply with the provisions of the Development Plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noting the relationship of north-east elevation to the adjacent property considered the proposed second bedroom window at both first and attic level would not have a detrimental impact on the residential amenity of number 14, due to the distance between the two properties, and the lack of fenestration on the side elevation of number 14 at upper floor levels. The Commission, therefore, did not concur with the Inspector that this window should be omitted.

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 entire premises shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001, as amended.

Reason: In the interest of residential amenity.

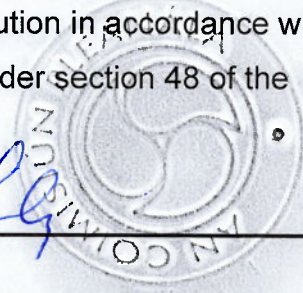
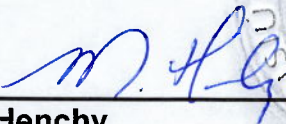
3. Prior to commencement of development, details showing compliance with the following requirements shall be submitted to, and agreed in writing with, the planning authority:

- (a) all external finishes which shall harmonise in colour and texture with the existing dwelling,
- (b) the provision of noise insulation measures to the requirements of the planning authority,
- (c) all stormwater disposal which shall be to soakpits or drains within the site, and shall not be permitted to discharge on to the public road surface,
- (d) surface water discharge to the requirements of the planning authority,
- (e) measures for the prevention of the spillage or deposit of clay, rubble, or other debris on adjoining public roads, and
- (f) fenestration to all bathroom/ensuite windows which shall be fitted and permanently maintained with obscure glazing.

Reason: In the interests of visual amenity, public health, residential amenity and the proper planning and sustainable development of the area.

4. Construction works shall be restricted to 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 Bank Holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior agreement has been received from the planning authority.
Reason: In the interest of residential amenity.
5. 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.



Mary Henchy

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

Dated this 16th day of September 2026.