



## Board Direction

---

**Ref: 06F.245524**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27<sup>th</sup>, January 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the residential zoning of the site in the Fingal County Development Plan 2011 – 2017, the nature and scale and high quality design of the proposed development, the established character and pattern of development in the vicinity of the site and the proximity of the site to public transport facilities, the Board considered that, subject to compliance with the conditions set out below the proposed development would not seriously injure the amenities of the area, would not be prejudicial to public health. Would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the established character and pattern of development in the vicinity of the site and the configuration of development on adjoining lands. The Board considered that the proposed development would not result in overlooking or overshadowing of adjoining dwellings to an unacceptable degree. Furthermore, the Board considered that the design of the proposed entrance to the site complied with the requirements of DMURS and that the proposed development was acceptable in terms of traffic safety and convenience.

## Conditions

- (1) Std. P and P and Reason
- (2) Per c. (2) of pa decision
- (3) Per c.(4) of pa decision
- (4) Per c. 5 of pa decision
- (5) Std. Urban WaterDrain and Reason
- (6) Std. ExternalGen and Reason
- (7) Std. CMP (incl. construction hours) and Reason
- (8) Std. Cables and Reason
- (9) Std. Estate Naming and Reason
- (10) Std. Part V and Reason
- (11) Std. Landscaping and Reason
- (12) Std. S.49 (unspecified) and Reason
- (13) Std. S. 48 (unspecified) and Reason
- (14) Std. Bond
- (15) Per c. (26) of pa decision.

Board Member: \_\_\_\_\_ Date: 29<sup>th</sup>, January 2016  
Paddy Keogh