



An
Bord
Pleanála

Board Direction
06F.248057

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 16th 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In arriving at its decision to grant permission the Board had regard to the following;

- to the zoning provisions of the Fingal County Development Plan 2017-2023
- the pattern of development in the area
- the nature and scale and setting of the proposed development
- the submissions on file from 3rd parties
- the Planning authority's decision
- the inspector's report,
- the conditions as set out below

It considered that the proposed development, subject to the conditions as set out below, would not seriously injure the residential or visual amenities of adjoining properties or properties in the vicinity, would not be overbearing and would not detract from the streetscape and would therefore, subject to the conditions as set out below, 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 considered that the proposed development would not be incongruous and intrusive in the streetscape and represented a sensitive and balanced approach to the site context and the wider suburban environs. Furthermore, the Board considered that there was a wide ranging variety of styles and recent contemporary interventions which have adjusted and enhanced the built form on Asgard Road. It considered that the proposed development responds appropriately to the topography of the site and would not represent an overbearing feature or lead to undue overlooking.

Note: The board had regard to the inspectors concerns regarding a potential overbearing impact on No 13 however it considered that subject to the conditions attached and having regard to relative levels indicated on Dwg No. 841(10) 001 the proposed development would not have an overbearing impact and would also not have an unduly overshadowing impact on no 13, Asgard Road. Furthermore, the Board considered that the proposed development having regard to its scale mass and height relative to the receiving environment would be in accordance with the polices and objectives of the Fingal County Development Plan 2017-2023.

Conditions

1. Plans and particulars
2. As per PA condition 2
3. Model ABP finishes condition
4. As per PA condition 5
4. As per PA condition 6
5. Standard construction hours condition

6 Water supply and 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 public health.

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 Bord 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.

Board Member

Date: 16.05.17

Paul Hyde