



The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th October 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the 'GE' zoning of the site, the objective of which is to provide opportunities for general enterprise and employment, and under which residential use is not permitted except where a person who is an immediate member of a family in the immediate area who has not been granted permission for a dwelling previously, and is considered to have a need to reside adjacent to the family home by reason of that person's exceptional health circumstances, and having regard to the location of the site adjoining an industrial estate, it is considered that the development proposed to be retained would materially contravene the said zoning objective and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the development proposed to be retained, by reason of its inadequate gross floor area, would contravene Objective DMS24 of the Fingal Development Plan 2017-2023, would constitute a substandard form of residential development, and would set an undesirable precedent for further

such development in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20th October 2017

Eugene Nixon