



An
Bord
Pleanála

Board Direction
BD-000400-18
ABP-300104-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st June 2018.

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

Reasons and Considerations

Having regard to the zoning objectives for the area and the provisions of the Fingal County Development Plan 2017-2023, the location of the site within the development boundary of Swords and the pattern, character and appearance of existing and permitted development in the area it is considered that the proposed development, subject to compliance with the conditions set out below, would constitute an appropriate development at this location which would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of its urban design, traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

As per Inspector's Report.

`Replace Inspector's C2

The proposed development shall be amended as follows:

- (a) The proposed external stairs to the duplex units shall be finished in brick.
- (b) House No 11 on drawing no DRYNAM-PL005 submitted to the planning authority on 4th September 2017 shall be set back by 1metre to the south.

Reason; in the interest of visual amenity.

Include PA condition No 2

Board Member

Date: 01/06/2018

Terry Prendergast

Note: In deciding not to accept the Inspector's recommendation that the Block A be omitted, the Board considered that the block was acceptable in terms of architectural detailing, doorway design and elevational treatment and was consistent with the ppsd of the area.

Please issue Direction with Order.