



An
Bord
Pleanála

Board Direction
BD-001100-18
ABP-300502-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/09/2018.

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 residential zoning provision of the current Fingal County Development Plan, the pattern of development in the area, to the close proximity to mainline rail and bus connections, to the density, layout and design of the proposed development it is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the residential amenities of the area or of future residents and would represent a high quality residential environment, would be acceptable in terms of traffic safety and convenience and would generally be in compliance with the objectives of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the accompanying Urban Design Manual (May 2009) and the Design Manual for Urban Roads and Streets (2013). As such the proposed development would be in accordance with the ppds of the area.

Conditions

Generally as per Inspector's report.

Omit c 10

Add additional condition - S48 unspecified 'in lieu of open space provision towards the cost of amenity works in the area'

Board Member

Date: 13/09/2018

Terry Prendergast