



An
Bord
Pleanála

Board Direction
BD-001780-18
ABP-301848-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/11/2018.

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 as provided for in the Fingal Development Plan, 2017-2023, and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The repositioned first floor windows on the gable elevations shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property.

3. This permission shall be valid up to and including the 30th November 2020.

Reason: To coincide with permission for the residential development granted under appeal reference number PL06F.245240 (Reg. Ref. F14A/0483).

4. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted under appeal reference number PL06F.245240 (Reg. Ref. F14A/0483), as amended by Reg. Refs. F16A/0424, F17A/0177 and F17A/0208, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

Board Member

Date: 28/11/2018

Maria FitzGerald