



An  
Bord  
Pleanála

**Board Direction**  
**BD-002944-19**  
**ABP-303327-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2019.

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 provisions of the Fingal Development Plan, 2017-2023, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential and visual amenities of the surrounding area. The proposed development would, therefore, 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. All townhouse units shall have access to a bin store of one of the types identified in the submitted drawings, i.e. Drawing No. 50-46-01 received by the Planning Authority on the 12<sup>th</sup> day of October 2018.

**Reason:** In the interest of residential and visual amenity.

3. Within 6 weeks of the final grant of permission the developer shall submit for the written agreement of the Planning Authority revised plans and details to demonstrate the following: -

- (i) The ESB mini pillars located in the car parking spaces of unit numbers 80, 84 and 86 shall be removed and relocated to a more suitable location within the garden of the said dwelling units or other location as agreed with Electric Ireland.
- (ii) Where necessary boundaries and any other structures shall be relocated to ensure access to all manholes within the subject site are maintained and not obstructed by any structures.

**Reason:** In the interest of proper planning and sustainable development of the area.

**Board Member**

**Date:** 03/05/2019

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Chris McGarry