



An
Bord
Pleanála

Board Direction
BD-003137-19
ABP-303805-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2019.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 2

Reasons and Considerations

Having regard to:

- (a) the provisions of the Fingal County Development Plan 2017-2023, in particular Objective DMS87,
- (b) the modest size of the site and the distance from the adjoining properties,
- (c) the nature, scale and orientation of the development proposed, and
- (d) the pattern of development in the area,

The Board considered that the inclusion of those amendments required in condition no. 2 necessary for the protection of the residential amenities of the neighbouring properties and the proper planning and sustainable development of the area.

Board Member:

Date: 24/05/2019

Michelle Fagan