



An  
Bord  
Pleanála

**Board Direction**  
**BD-003396-19**  
**ABP-303851-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26 June, 2019.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

**Attach condition number 21.**

**Reasons and Considerations:**

The Board considered the Fingal County Council Development Contribution Scheme 2016-2020 is the applicable contribution scheme in this case and that it had been properly applied by the planning authority.

**Board Member:**

**Date:** 26/06/2019

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Terry Ó Niadh

**Note:** In making this decision, the Board had regard to the fact that the required area of open space was substantially reduced at further information stage as a result of the requirement to provide private gardens to duplex blocks C, C1 and C2, thereby reducing the area of usable open space. The Board considered, in the circumstances of this case, that the resultant residual public open space area, a significant portion of which is within a pre-existing wayleave, fails of itself to deliver an acceptable quality of open space.