



An
Bord
Pleanála

Board Direction
BD-004042-19
ABP-304756-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2019.

The Board decided to grant permission, 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 , to the nature scale and design, to the planning history and to the pattern of development in the area, the Board considered that, subject to compliance with conditions set out below, the proposed development would represent a satisfactory design response to an infill site with in its suburban context and was satisfied that it would not seriously injure the visual amenities of the area and would , therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the proposed design had adequate regard to the scale of adjoining dwellings and to the pattern of development in the area and considered that it wold not conflict with Objective PM44 of the Development Plan.

Furthermore the Board was satisfied that the level of residential amenity being proposed was acceptable in this case and would not conflict with the provisions of the Development Plan

Conditions

- 1 Plans and particulars
- 2 Materials and finishes
- 3 STD Urban drain
- 4 S 48 Unspecified

Board Member

Date: 17/09/2019

Paul Hyde