



An  
Bord  
Pleanála

**Board Direction**  
**BD-004160-19**  
**ABP-304809-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2019.

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 County Development Plan 2017 – 2023 and the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design 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 or visual amenities of the area. The proposed development 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 had regard to the form, massing and design of the proposed development, its location at the end of a cul de sac, and its relationship with adjoining properties, and considered that the proposed development would not have a negative impact on the existing residential character of the property, would not set an undesirable precedent for future development in the area, would not seriously injure the visual amenities of the area, 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 on the 16th of April 2019, 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 attic conversion shall not be used as a bedroom.

**Reason:** In the interests of residential amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**

**Date:** 01/10/2019

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Michelle Fagan