



An
Bord
Pleanála

Board Direction
BD-004669-19
ABP-305273-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2019.

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 nature and scale of the proposed development and to the provisions of the Fingal County Development Plan 2017 - 2023, the Board was satisfied that subject to compliance with the conditions as set out below, the proposed development would not injure the visual or residential amenities of the area and would not constitute a traffic hazard 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 change of use to a playroom was acceptable within the envelope of the existing building and would not have any impact on the amenities of the area and would not be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and would not create serious traffic congestion.

Conditions

- 1 Plans and particulars
- 2 The proposed development shall be used solely for the purpose of a playroom and shall not be used for any other purpose.

Reason: In the interest of clarity.

Board Member

Date: 05/12/2019

Paul Hyde