



An
Bord
Pleanála

Board Direction
BD-004750-19
ABP-305678-19

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

The Board decided to consider the case “de novo” and to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to:

- (a) the provisions of the Fingal County Development Plan 2017-2023,
- (b) the design guidance for Howth Special Amenity Area Order,
- (c) the modest scale and design of the alterations to an existing entrance, and
- (d) the pattern of development in the area,

It is considered that the removal of condition no. 2 and condition no. 3 and amendment to condition no. 4 would not have a significant negative impact on the visual or residential amenity of the site or the vicinity or any views or prospects and would, therefore, 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 as amended by the further plans and particulars submitted on the 16th day of October 2019 received by An Bord Pleanála, 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. All trees within and on the boundaries of the site shall be retained and maintained. Retained trees shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species.

Reason: In the interest of visual amenity

Board Member

Date: 13/12/2019

Paul Hyde