



An
Bord
Pleanála

Board Direction
BD-006403-20
ABP-307140-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

The Board decided 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 the scale and design of the development for which retention is sought and to the pattern of existing development in the area, it is considered that the development for which retention is sought, subject to compliance with the conditions set out below, does not seriously injure the amenities of the area or of property in the vicinity and would not conflict with the objectives of the Fingal Development Plan 2017-2023. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in its entirety in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. No part of the development to be retained shall encroach on or oversail adjoining property.

Reason: In the interest of clarity

2. Within 3 months of the issue of this decision, the applicant shall provide a revised drawing illustrating the provision of 2 no. in-curtilage parking spaces for written agreement of the planning authority.

Reason: In accordance with the proper planning and sustainable development of the area.

3. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 04/09/2020

Michelle Fagan