



An
Bord
Pleanála

Board Direction
BD-007396-21
ABP-307965-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2021.

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 its nature scale and layout (subject to revision by condition), to its proximity to public transport links and to its site context, the Board considered that subject to compliance with the conditions as set out below, the proposed development, would represent an acceptable quantum of development for the site, would be acceptable in terms of the residential amenities of adjoining properties and of future occupants, and would not seriously injure the visual amenities of the area. Furthermore, the proposed development would be acceptable in terms of pedestrian and traffic safety. 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 was satisfied that subject to compliance with the conditions as set out below, including the omission of Block 02 by condition, the proposed development would not constitute overdevelopment and would create an adequate quality of place and level of residential amenity for future occupiers. Furthermore, the Board considered that subject to the omission of Block 02, the proposed development would not lead to an unacceptable level of overlooking or have an overbearing impact on adjoining properties nor have an unacceptable impact on their residential amenities.

Conditions

1 Plans and particulars

2 The proposed development shall be amended as follows.

Block 02 shall be omitted. The resultant space shall be landscaped and set out as communal open space to serve the remaining development

Revised plans and particulars outlining the revisions shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of the residential amenities of future occupants and the residential amenities of adjoining properties.

3 Materials and finishes

3 CMP

4 Public Lighting

5 IW condition

6 Bond

7 Part V

8 S48 Unspecified

Board Member

Date: 22/01/2021

Paul Hyde