



An
Bord
Pleanála

Board Direction
BD-007104-20
ABP-308229-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2020.

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 National Planning Framework and associated guidance, the provisions of the Fingal Development Plan 2017–2023, the planning history of the site, the zoning of the site, the location and existing pattern of development in the area, and the scale, character and design of the proposed dwellings, it is considered that, subject to compliance with the conditions set out below, the proposed development would not contravene the provisions of the Plan, materially or otherwise, would not seriously injure the visual and residential amenities of the area or of property in the vicinity, would not give rise to an increased risk of flooding in the area, and would be acceptable in terms of traffic safety and convenience. 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 considered that the proposed development would not be obtrusive or incongruous or seriously injure the visual amenities of the area, and would not contravene the provisions of the current Development Plan for the area. The Board also considered that the proposed development would not represent inappropriate backland development, having regard to the pattern of development in the area and

the urban location of the site, and would not seriously injure the amenities of property in the vicinity by reason of scale, proximity or overbearing impacts.

Conditions

1. Planpartic (as lodged with the application)
2. UrbanFinishes 1
3. 241411 C6
4. UrbanWaterdrain
5. IrishWater
6. InternRoad 1 (... the requirements of DMURS)
7. Lighting
8. Cables
9. UrbanDeExempt (applies to houses C, D & E only)
10. Naming
11. ElectricVehicleCharging
12. CMP 1
13. 241411 C10
14. 241411 C11
15. CDW
16. Security 1
17. S48 Unspecified

Board Member

Date: 03/12/2020

John Connolly