

An
Bord
Pleanála

Board Direction
BD-008317-21
ABP-309279-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2021.

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 the sites planning history, to the pattern of development in the area and to its nature scale design and layout, the Board considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the visual or residential amenity of the area, would not injure the character of the landscape and would be acceptable in terms of public health. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area

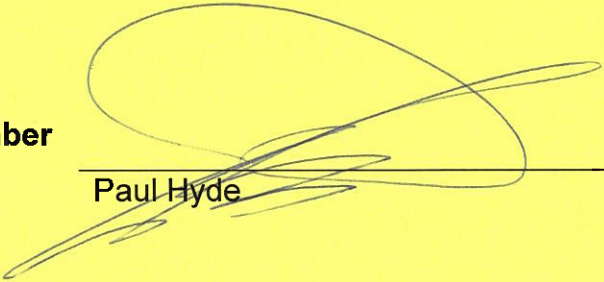
In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the decision of the planning authority and was satisfied having regard to its design, layout and disposition that the design of the replacement house was in accordance with Policy 3.4.2 (new buildings) and that the scale and massing would not be visually dominant, would not detract from the protected pine trees and would not seriously injure the surrounding landscape, and furthermore would not negatively impact on views from the Cliff Walk or from the coastal area.

In addition the Board agreed with the assessment of the Planning Authority and was satisfied that sufficient information had been submitted relative to the impact of the excavation and construction works and proximity of the new build to the percolation area of 'Deepwater' the property to the north, to ensure that the proposal would be in accordance with current standards for such works

Conditions

- 1 Plans and particulars.
- 2 Materials and finishes
- 3 IW Condition
- 4 Landscaping Plan
- 5 CMP
- 6 S48 Unspecified

Board Member



Paul Hyde

Date: 26/05/2021