

**An  
Bord  
Pleanála**

**Board Direction  
BD-009614-21  
ABP-310131-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/12/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3(a) as follows

Prior to the commencement of the development the developer shall submit for the written agreement of the Planning Authority revised plans at scale 1:100 to demonstrate the following amendments:

- (a) The maximum width of the dormer structure shall be 4.630 metres with the window ope not exceeding 2m in width and 1.2m in height.

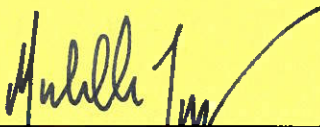
### **Reasons and Considerations**

Having regard to:

- (a) the provisions of the Fingal County Development Plan 2017-2023,
- (b) the nature, scale and orientation of the development proposed, and
- (c) the pattern of development in the area,

the Board did not consider that particular circumstances arose that would necessitate the reduction in the width of the dormer in this case.

Board Member:

  
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Michelle Fagan

Date: 08/12/2021