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**Board Direction**  
**BD-011768-23**  
**ABP-312431-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2023.

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 form and design of the proposed development, the nature and scale of the extant permission on the site, and the pattern of development in the vicinity, it is considered that subject to the conditions set out below, the proposed development would be appropriate and consistent with the policies and objectives of the Fingal County Development Plan 2017 – 2023 and would not seriously injure the amenities of the area or property in the vicinity. The proposed development would therefore be in accordance with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the scale and design of the proposed development, the conditions attached to the parent permission and concurred with the view of the planning authority that the proposed addition of three apartments is acceptable given the extant permission on the site and would not detract from the adjoining property or impact negatively on the surrounding area.

## Conditions

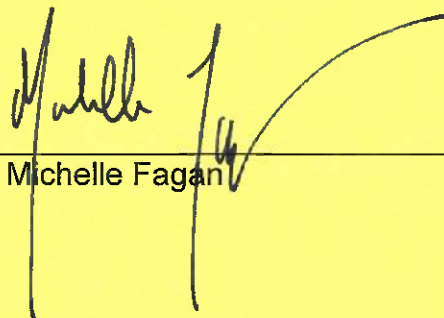
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The developer shall comply with all conditions of the parent application Reg. Ref.: FW20A/0058 & ABP Ref.307889-20 save for amendments made by this application.

**Reason:** In the interest of clarity.

Board Member



Michelle Fagan

Date: 09/02/2023