

**An
Bord
Pleanála**

**Board Direction
BD-011128-22
ABP-313236-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/08/2022.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of Fingal County Development Plan 2017-2023, the location of the application site in an area zoned to provide for residential development and to protect and improve residential amenity, the modest scale of the proposed development, its set back at first floor level from the boundaries with neighbouring properties, it is considered, that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenity of property in the vicinity and would be in compliance with the proper planning and sustainable development of the area.

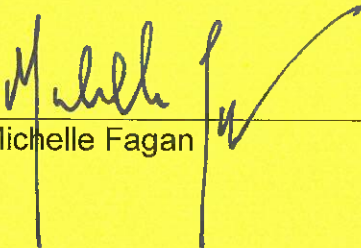
Conditions

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

commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member


Michelle Fagan

Date: 19/08/2022