

An  
Bord  
Pleanála

**Board Direction**  
**BD-012757-23**  
**ABP-313381-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/07/2023.

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 the Fingal Development Plan 2023-2029, including the RS objective for the site, the specific characteristics of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not result in the creation of a traffic hazard and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall comply with the plans and particulars lodged with the application in particular drawing number P201001-PIN-XX-DR-0002-SI Revision

PO4, 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.

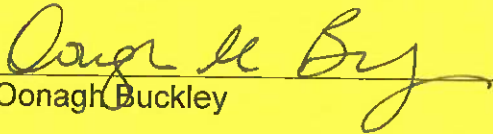
2. Save for amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of planning register reference number F20A/0135 save as may be required by other conditions attached hereto.

**Reason:** In the interest of the proper planning and sustainable development of the area.

3. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000, as amended, in respect of the works to the existing boundary wall to Thormanby Road, comprising the provision of local stone cladding to a height of 1.2 metres or similar and render applied to the remaining portion. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate. The applicant shall facilitate the Council carrying out these works.

**Reason:** It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

**Board Member**

  
Oonagh Buckley

**Date:** 05/07/2023

