

**An  
Bord  
Pleanála**

**Board Direction  
BD-014408-23  
ABP-314454-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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 zoning objective for the site (TC - Town and District Centre), it is considered that, subject to compliance with the conditions set out below, the omission of Condition No. 6 from Board Order ABP-309653-21 (which requires an acoustic enclosure) and a reduction in the total number of heat pumps on the property from three to two, would not significantly detract from the residential amenities of neighbouring properties, or of the surrounding area, and would, therefore, be in accordance 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 authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination

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

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted under appeal reference numbers ABP-309655-21 (Reg. Ref. F20A/0675), ABP-309653-21 (Reg. Ref. F20A/0673, Reg. Ref. F20A/0675 and Reg. Ref. F17A/0744 and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

Board Member

  
Una Crosse

Date: 01/11/2023