

An
Bord
Pleanála

Board Direction
BD-011747-23
ABP-314516-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2023.

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 and on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 2

Amend condition number 1 as follows:

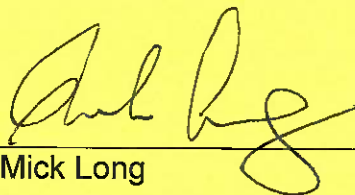
The proposed development shall comply with the plans and particulars lodged with the application submitted, and as amended at appeal stage (Drawing Nos. PL-002-A, PL-003A, PL-006A as received by the Board on 1st September 2022) except as may otherwise be required in order to comply with the conditions. 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.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the 'RS' zoning for the site, the provisions of the Fingal County Development Plan, 2017-2023 and subject to compliance with the above conditions, it is considered that, the proposed dormer structure would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Mick Long

Date: 10/02/2023