



**An  
Bord  
Pleanála**

**Board Direction  
BD-014559-23  
ABP-314918-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2023.

The Board decided by majority vote (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development for the change of use and provision of two apartments, would result in a substandard form of development by virtue of the layout of Unit 9 and the design and location of the attendant private open space for this unit. The proposal would not be in accordance with the policies and objectives of the Fingal County Development Plan 2023-2029 and in particular with, Objectives DMS032 and CIOSO53. It would therefore be contrary to the proper planning and sustainable development of the area.

Note: While the Board agreed with the planning authority that that the proposed development would not afford an acceptable level of amenity for future residents , it did not agree that such would involve a material contravention of the residential zoning in view of the relatively minor nature of the proposed works .

**Board Member**

**Date:** 14/11/2023

  
Joe Boland