



An
Bord
Pleanála

Board Direction
BD-016476-24
ABP-316090-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The Board noted that the subject lands are zoned 'Town and District Centre' with residential use being permitted, that the proposed development would make effective use of an existing underutilised site which is supported by policies in the Fingal County Development Plan 2023-2029 including Section 14.5.1 which notes that small infill sites in urban centres provides significant scope for well-designed urban development. The Board also considered that the proposed development would not negatively impact on adjoining residential or visual amenity, would not create an unacceptable traffic risk and could be assimilated into the local environment. Therefore, the proposed development is in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development represented a good design response, responded in a positive way to the established pattern, scale and form of development as well as the wider scale of development in the surrounding area and therefore, on balance, accorded with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024.

Conditions

(as per planning authority) (17 conditions)

Board Member



Joe Boland

Date: 05/06/2024