

An
Bord
Pleanála

Board Direction

BD-014235-23

ABP-317474-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

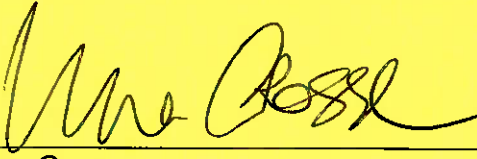
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board noted the Inspectors recommendation to treat the case de novo having regard to the need to condition that the unit be integrated into the main dwelling when the family flat use was no longer required. The Board considered that Condition 4 in the Planning Authority's Notification to Grant was sufficient in this regard as it requires that the entire premises shall be used as a single dwelling unit save for such uses as may be exempt.

The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows: **Attach/Retain** condition number 2

Reasons and Considerations

Having regard to the nature of the proposed development it is considered that the removal of the proposed entrance and the requirement to access the family flat from within the main dwellinghouse would accord with the requirements of Section 14.10.3 of the Fingal County Development Plan 2023-2029 which sets out the specific requirements for development of the type proposed and, would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member:


Una Crosse

Date: 23/10/2023