



**An
Bord
Pleanála**

**Board Direction
BD-014303-23
ABP-317545-23**

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 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 zoning in the Fingal Development Plan 2023-2029 of the site as Local Centre, in which residential development is permitted in principle, the established pattern of development in the area, the fact that it is an infill site, its location within a Highly Sensitive Landscape designated in the Development Plan, and the scale, form, height and design of the proposed development, it is considered that subject to compliance with the conditions listed, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of the adjoining property by reason of overdevelopment, visual obtrusiveness, overbearing impact or overlooking and would be in accordance with the proper planning and sustainable development of the area. The Board disagreed with the Planning Authority and agreed with the Inspector that the development that the development materially did not contravene GINH016 of the Fingal Development Plan and that the development does not pose a risk of causing an increase in erosion or deposition and that a rise in sea levels is highly unlikely to affect the proposal site given the elevation difference between the existing breakwater and proposed development.

Conditions

As per the Inspector's Report.

Board Member



Date: 25/10/2023

Peter Mullan