

An  
Bord  
Pleanála

**Board Direction**  
**BD-017790-24**  
**ABP-318463-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/10/2024.

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, that the planning authority be directed, as follows:

Amend condition number 3 of planning permission F23A/0518 as follows:

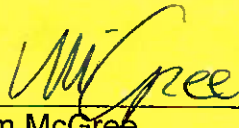
Prior to the commencement of development, the developer shall submit revised plans and elevational drawings for the written agreement of the planning authority demonstrating the following amendments:

A reduction in size of the structure so that the overall floor area of the structure shall not exceed 40 square meters measured on a Gross Internal Floor Area.

### **Reasons and Considerations**

Having regard to the nature and scale of the private open space to the rear of the existing dwelling, and its relationship with adjacent residential properties, it is considered reasonable to restrict the size of the proposed structure, to preserve and protect the residential amenities of the subject property and that of adjoining residential properties, in accordance with the requirements of section 14.10.4 of the Fingal Development Plan 2023 – 2029, in the interest of the proper planning and sustainable development of the area.

**Board Member:**

A handwritten signature in black ink, appearing to read 'Liam McGree', is written over a horizontal line.

Liam McGree

**Date:** 07/10/2024