



An
Bord
Pleanála

Board Direction
BD-017185-24
ABP-319068-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2024.

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:

Remove condition number 2 (a) of the PA grant, retain all other conditions.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029, in particular the residential zoning of the site, the prevailing pattern and character of the existing development in the vicinity and to the nature and scale of the proposed development, it is considered that the omission of Condition 2(a) would not seriously injure the residential or visual amenities of the area or the property in the vicinity and would not endanger public safety or convenience by reason of traffic generation, flooding and drainage proposals, or otherwise.

The Board decided that the proposed development would have minimal impacts on visual amenity or character of the area, have any greater impact on amenity or character than the requested amendment, as framed in the condition by the Council and were also satisfied that the proposal will not adversely impact on the amenity of adjacent properties including in relation to loss of privacy or overshadowing issues due to the design single story design, window locations, and separation distances.

The proposes development would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member:


Liam Bergin

Date: 07/08/2024