

An
Bord
Pleanála

Board Direction
BD-019116-25
ABP-320894-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2025.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Remove conditions 19 and 31


Reasons and Considerations

Having regard to the nature, scale and extent of the proposed development, including the provision of public open space therein, to the totality of the relevant provisions of the Fingal County Development Plan 2022-2028, to the provisions of the "Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities" issued by the Department of Housing, Local Government and Heritage in January 2024, to the detailed submissions on file from the appellant and the planning authority, it is considered that the proposed development would incorporate a sufficiency of public open space on site in excess of 15% and that a contribution in-lieu of open space is not warranted.

Therefore, the Board, in accordance with section 48 of the Planning and Development Act 2000 (as amended) considered that the terms of the Fingal County Council Development Contribution Scheme 2021 – 2025 for the area has not been

properly applied in respect of condition No. 19 and condition No.31 and directs the said Fingal County Council that both conditions be REMOVED.

Board Member:



Patricia Calleary

Date: 06/03/2025