



An
Bord
Pleanála

Board Direction
BD-019495-25
ABP-321360-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2025.

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 conditions number **1**, **7** and **13** as follows

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by the Additional Information submitted on 9th September 2024, except for Drawing 2574 AI-02 insofar as it relates to 'Land transfer to enhance public roadway', save as may be required by other conditions attached hereto.

Reason: To clarify the development hereby permitted by this decision.

7. Prior to the commencement of development, details of all finishes to the paved area to the front of the house, between it and the public carriageway, shall be submitted and agreed in writing with the Planning Authority. These details shall include:

- (a) Details of physical demarcation between the site and the public carriageway
- (b) Surface water disposal
- (c) The undergrounding of services

These works shall be carried out at the developer's expense in accordance with the specifications of the planning authority.

Reason: In the interest of orderly development and traffic safety.

13. The developer shall pay to the planning authority a financial contribution of €15,950.39 (fifteen thousand, nine hundred and fifty euro and thirty nine cent) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Remove conditions number 5 and 6

Reasons and Considerations

Having regard to the Town and District Centre zoning as set out in the Fingal Development Plan 2023-2029, the established pattern of development in the area, the planning history for the site, and the town centre location, it is considered that the nature, design and scale of the proposed development is acceptable, subject to the conditions as amended herein, and that the proposed development would not endanger traffic or pedestrian safety, and is in accordance with the proper planning and sustainable development of the area.

Board Member:



Liam McGree

Date: 17/04/2025