

An  
Bord  
Pleanála

**Board Direction**  
**BD-019305-25**  
**ABP-321428-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2025.

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 nature and scale of the structure proposed for retention, the provisions of the Fingal Development Plan 2023-2029, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set down below, the retention of the development, would not seriously injure the amenities of property in the vicinity, would not set an unacceptable precedent and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.

**Reason:** In the interest of clarity.


2. The permitted structure shall be used for the purposes indicated in the application and solely for use ancillary to the enjoyment of the dwellinghouse, and shall not be used for human habitation, or rented, sold, or leased independently of the house and shall not be used for the carrying on of any trade or business.

**Reason:** In the interest of residential amenity.

3. Surface water drainage shall be to the requirements of the planning authority.

**Reason:** In the interests of sustainable drainage and public health.

**Board Member**

  
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Marie O'Connor

**Date:** 27/03/2025