

An
Bord
Pleanála

Board Order
ABP-310458-21

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0158

Appeal by Aidan O'Kelly and Jane Morrin of Nevitt, Lusk, County Dublin against the decision made on the 12th day of May, 2021 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention permission to previously approved full planning permission Reference F13A/0383, to keep the existing entrance to the adjacent house in order for two separate entrances to remain at Nevitt, Lusk, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

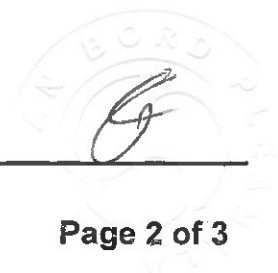
Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2017-2023, and to the nature and use of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission(s) granted on the 7th day of April 2014 under planning register reference number F13A/0383 and on the 13th day of September 2017 under planning register reference number F17B/0146, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**



Dated this 25th day of NOVEMBER 2021