

An
Bord
Pleanála

Board Direction
BD-019775-25
ABP-321839-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

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 zoning of the site and the other provisions of the Fingal Development Plan 2023-2029, and to the nature and scale of the development proposed for retention, it is considered that, subject to compliance with the conditions as set out below, the development proposed for retention does not have any adverse visual impact, in terms of the external finishing materials of the house, on site and the alterations made to the roadside boundary do not result in a traffic hazard at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

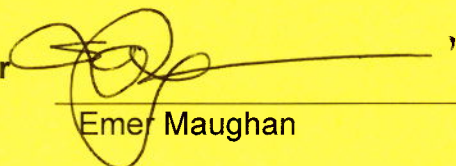
1. The development as proposed shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. This grant of permission for retention of development relates solely to that detailed in the statutory public notices and does not refer to any other aspects of the development that may be shown on the lodged plans and particulars.

Reason: In the interest of clarity.

Board Member



Emer Maughan

Date: 27/05/2025