



Board Direction

Ref: PL06F.242051

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 22nd, 2013.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the objectives of the Fingal County Development Plan 2011-2017, the pattern of development in the area, the planning history of the site, the nature and scale of the proposed development and the design and layout of the scheme, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience, would be acceptable in terms of public safety, and would not be injurious to residential or visual amenity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the Local Objective – Road Proposal connecting the R106 to Swords Business Park as indicated on Map 8 of the Fingal County Development Plan 2011-2017, the reports on traffic and transportation attached to the application and appeal files and concurred with the planning authority that the proposed development would be acceptable in terms of traffic safety and convenience.

Conditions

1. Plan particulars
2. External finishes – general standard condition
3. Construction Management Plan - standard

4. Water/Drainage – standard

5. PA condition No. 3 re-written as 3 ii, then 3 i with details to be agreed with the planning authority.

6. PA condition No. 8 or ABP equivalent.

7. Permission is granted for a single MID sign only. The MID sign located in the 'landscaped area' adjacent to the roundabout shall be omitted. The location and details of all other signage shall be agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interests of visual amenity.

8. Standard landscaping condition.

9. General contribution unspecified

10. Supplementary Development Contribution unspecified.

Board Member: _____ Date: October 22nd, 2013
Nicholas Mulcahy

Please advise the applicant's regarding the provisions of S.34(13) when issuing the order.