



## Board Direction

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**Ref: 06F.243344**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup>, August 2014.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature of the proposed development entailing site infrastructural works to facilitate the future development of the site, the current zoning provisions for the site as set out in the current Fingal County Development Plan and the pattern of development in the vicinity, it is considered that the proposed development, subject to compliance with the conditions set out below would not seriously injure the amenities of the area and would not be prejudicial to public health. The proposed development, would, therefore be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 10<sup>th</sup> day of March, 2014, 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. Water supply and drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

3. The road network including turning bays, junctions, footpaths and kerbs shall be in accordance with the detailed standards of the planning authority for such works. A revised layout plan with the necessary modifications to the network shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interests of amenity and of traffic and pedestrian safety.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

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

5. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the development shall –

- (a) Notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavations works, and
- (c) Provide arrangements, acceptable to the planning authority for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

Board Member: \_\_\_\_\_ Date: 20<sup>th</sup>, August 2014  
Paddy Keogh