



An
Bord
Pleanála

Board Direction
BD-005470-20
ABP-306453-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2017 to 2023, to its nature scale and location, to the site context and environs, the Board considered that subject to compliance with the conditions as set out below, the proposed development would be acceptable in terms of visual and residential amenity and traffic and road safety. 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 was satisfied that the proposed signage and lighting and associated CCTV infrastructure would not injure the visual or residential amenities of the area given its scale and setting and did not consider it to be unnecessarily large for its context adjacent to the Mountview Shopping centre and set in open space. Furthermore, the Board considered that the proposed lighting and signage was appropriate in association with the adjoining shopping centre and would not act as a distraction and rather as a wayfinding element. The Board was satisfied that the proposed development would not endanger public safety by reason of traffic hazard.

Conditions

- 1 The development shall be carried out 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 condition. Where such condition 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 Details of the materials and finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member

Date: 19/03/2020

Paul Hyde