



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19A/0179

Appeal by Morgan and Faolán Crowe and Bríd Large of 41 Rathgar Avenue, Rathgar, Dublin against the decision made on the 17th day of December, 2019 by Fingal County Council to refuse permission for the proposed development:

Proposed Development: Erection of a double fronted totem sign with a total advertisement area of 16.6 square metres (front and back) and a 21 metres high security light. Mountview Shopping Centre, Mountview Road/Fortlawn Avenue, Blanchardstown, 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 Development Plan 2017 to 2023, to the nature, scale and location of the proposed development and to the site context and environs, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual and residential amenities of the area and 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.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board is 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, it is considered that the proposed lighting and signage would be appropriate in association with the adjoining shopping centre, and would not act as a distraction and rather as a wayfinding element. The Board is 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.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.