



Board Direction

Ref: PL06F.245753

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 16th 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Fingal Development Plan 2011-2017, it is considered that, subject to compliance with the conditions set out below, the use and the proposed development would be acceptable for a three year period, and accordingly would not compromise the future development potential of a town centre site close to the centre of Swords. The proposed development would not, therefore, be detrimental to the vitality and vibrancy of Swords town centre, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

- 2 A revised site layout plan shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development which:
 - (a) provides a parking plan which separates commercial and residential parking on the site.
 - (b) shows a separate metered water connection for the development.
 - (c) indicates the omission of the proposed signage to the front of No. 29.

Reason: In the interests of clarity and orderly development.

3. The car wash/car valeting use hereby permitted shall cease within 3 years of the date of this order save where permission for a further period shall have been granted by the planning authority or by An Bord Pleanála on appeal.

Reason: To allow for assessment of the appropriate form of development for the site in the context of the plan making process.

4. The development shall operate between the hours of 09.00 to 17.00 Monday to Saturday only.

Reason: To protect the residential amenities of the area.

5. Surface water treatment shall comply with the requirements of the planning authority.

Reason: In the interest of public health.

6. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site or on adjoining lands under the control of the applicant unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

Board Member: _____ Date: 16.03.16

Paul Hyde