



Board Direction

Ref: PL06F.246009

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 14th, 2016.

The Board decided to grant permission (by a 2:1 majority) in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to:

- the nature and extent of the development proposed,
- the former use of the site for commercial purposes,
- the pattern of development in the area,
- the location of the development adjacent to a large residential catchment,
- the close proximity of the site to Swords Town Centre where there is considerable scope for use of alternative modes of transport,
- the provisions of the Fingal Development Plan 2011–2017,
- the submissions and documentation on file, and
- the report of the planning inspector,

it is considered that subject to compliance with the conditions set out below, the proposed development would not be contrary to the zoning objective for the site as set out in the Development Plan, would not seriously injure the amenities of the area, and would be acceptable in terms traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board accepted the applicant's description of the nature and intensity of the use proposed and considered that this level of usage would not be injurious to residential amenity and would not contravene the RS residential zoning objective or road safety objective T063 of the Plan having regard to the former commercial use of the premises and to the site's proximity to the town centre. The Board concurred with the planning

authority's analysis in respect of traffic and pedestrian safety and also agreed with the planning authority that a temporary permission would be appropriate in this instance to allow a reassessment of the operation of the development from a traffic, car parking and access viewpoint in light of circumstances prevailing at a specified future date.

Conditions

1. Standard Plan particulars.
2. As per PA condition No.2
3. As per PA condition No.4
4. As per PA condition No.5
5. Standard underground cabling condition
6. As per PA condition No.7
7. As per PA condition No.8
8. As per PA condition No.9
9. As per PA condition No.10
10. As per PA condition No.12
11. As per PA condition No.13
12. Standard landscaping condition
13. Standard urban water/drainage
14. Standard S.48(2)(c) of €2,000 in respect of signage and road markings for both the Green and Rathbeale Road.

Board Member: _____ Date: April 15th, 2016
Nicholas Mulcahy