



An
Bord
Pleanála

Board Direction

PL06F.246662

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

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition 2, and the reasons therefor.

Reasons and Considerations

Having regard to the pattern of development in the vicinity and the planning history of the subject site, including a long standing and established industrial facility, and having regard to the existing public transport provision in the area and the length of time before enhanced public transport provision would be available through the construction of Metro North, it is considered that the retention of the subject car parks would not result in a traffic hazard or lead to unacceptable traffic congestion on the surrounding road network, and would not, in the particular circumstances of this case, lead to the development of a pattern of unsustainable transport.

In not accepting the Inspector's recommendation to modify the condition to a period of five years, the Board did not consider it appropriate to impose any limit on the permission having regard to the period before any "Metro North" facility would be provided, which would be well in excess of such a five-year period. The Board also had regard to the parking standards set out for industrial development in the current Development Plan for the area, and the scale of the overall complex, and to the existing public transport provision as it relates to the subject industrial complex.

Board Member: _____
Philip Jones

Date: 19th September 2016