



An
Bord
Pleanála

Board Direction
PL06F.248051

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th September 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the GE zoning objective, as set out in the Fingal Development Plan 2017-2023, which seeks to provide opportunities for general enterprise and employment, to the location of similar type metal storage and recycling facilities in the vicinity, to the planning history of the area and the fact that activities at the proposed metal recycling facility would be regulated under waste management legislation, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area, would not be prejudicial to public health 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 relation to the development contribution applicable, having regard to the permitted use of the development as a light industrial unit and the subsequent planning history of the site, the board was not satisfied that an intensification of the use of the building and services on the site from the permitted use had been demonstrated and

therefore, considered that an exemption from financial contributions on the change of use as provided for in paragraph 10(i)(r) of the Fingal County Council Development Contribution Scheme 2016-2020 would be applicable.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by the planning authority as amended by the plans and particulars received on the 25th day of August, 2016, and the 13th day of December 2016, except as may otherwise to 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 prior to the 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. No storage containers of any type, or external storage of any waste of materials, shall be located outside the warehouse within the curtilage of the subject site.

Reason: In the interest of visual amenity and the proper planning and sustainable development of the area.

3. Water supply and drainage arrangements including disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The hours of operation of the proposed facility shall be restricted to

between 0800 to 1900 hours Monday to Friday and between 0800 to 1400 8am hours on Saturdays. No activities shall take place on Sundays or Bank Holidays and no deliveries of materials for recycling either to the site or from the site shall take place before 0800 or after 1900 hours.

Reason: In the interest of amenity.

5. Details of the signage for 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.

6. Details of a revised access and visitor parking layout providing a separate segregated access to the visitor parking area shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

7. A comprehensive landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-

(a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development, and

(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings.

The landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

Note: In deciding not to include a number of the recommended conditions detailed in the Inspector's report, the board considered that these conditions relate to regulation of waste activities and would be more appropriately dealt with through the application of the waste permitting/licensing regime.

Board Member

Date: 26th September 2017

Maria FitzGerald