



An
Bord
Pleanála

Board Direction
BD-003216-19
ABP-303612-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/6/2019.

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 temporary nature, and limited scale of the proposed change of use development, its location on lands zoned for ME uses and within a designated Level 4 retail centre and to the detailed policies and objectives of the Fingal County Development Plan 2017 to 2023, it is considered that subject to compliance with the conditions set out below, the proposed development would comply with the retail hierarchy set out in the County Development Plan, be consistent with the policies and objectives of the Retail Planning Guidelines and Retail Strategy for the Greater Dublin area and would not be premature or establish an inappropriate precedent for similar development. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by An Bord Pleanála on the 5th day of March, 2019, 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 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. This permission permits the partial change of use from retail warehouse to general retail in Unit C9 for a period of 10 years from the date of this order, unless before the end of that period, permission for the continuance of the use beyond that date has been granted.

Reason: To enable the development to be reviewed, in the interest of the proper planning and sustainable development of the area, having regard to the circumstances then prevailing.

3. All goods, including raw materials, manufactured goods, packaging, crates etc. shall be stored or displayed only within the enclosed unit.

Reason: In the interest of visual amenity.

4. The hours of operation shall be between 0800 hours and 2200 hours Monday to Sunday. Delivery times shall be between 0700 hours and 2300 hours Monday to Sunday. No trade or delivery, respectively, shall take place outside of these hours.

Reason: In the interest of residential amenities of property in the vicinity.

5. Prior to the commencement of development, the following shall be submitted to, and agreed in writing with, the planning authority:-

(a) appropriately scaled elevational drawings of the proposed signage to be erected on the front external elevation of Unit C9, and

(b) details of any roller shutters, roller shutter boxes or other security shuttering (to be open grille type, dark coloured and installed internally behind the line of glazing).

Reason: In the interest of visual amenity.

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

Reason: To ensure adequate servicing of the development, and to prevent pollution.

7. All necessary measures shall be taken to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of works on the subject site.

Reason: In the interest of traffic safety and visual amenity.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

9. All public services to the proposed development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site.

Reason: In the interests of amenity.

Board Member

Date: 06/06/2019

Paul Hyde