



An
Bord
Pleanála

Board Direction

BD-006298-20

ABP-306844-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/2020.

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 provisions of the Fingal County Development Plan 2017-2023, the pattern of existing and permitted development in the area, the configuration of the existing Streamstown Road and the layout and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of the area or of property in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience and would constitute an appropriate form of development at this location. 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, as amended by the further plans and particulars submitted on the 28th November 2019 and the 06th February 2020 and

by the further plans and particulars received by An Bord Pleanála on the 06th April 2020, 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. (a) The table-top ramp at the junction of Park Avenue and Streamstown Lane shall be omitted from the proposed development.

(b) No objects, structures, or landscaping shall be placed or installed within the visibility triangle of the junctions and vehicles entrances, exceeding a height of 900mm, which would interfere or obstruct (or could obstruct over time) the required visibility envelopes.

(c) The footpath and kerbs shall be in accordance with the detailed standards of the Planning Authority for such works.

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

3. Prior to the commencement of development, details of the following matters shall be submitted to, and agreed in writing with the Planning Authority:

(a) The extent of the proposed 600mm diameter sewer, gullies and manholes.

(b) The tie-in details of the sewer at both ends.

Reason: In the interest of clarity.

4. The 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.

5. Comprehensive details of the proposed public lighting system to serve the development shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interests of amenity and public safety.

6. (a) All trees and hedgerows along the northern boundary of the site shall be retained and maintained, with the exception of specific trees, the removal of which shall be agreed in writing by the Planning Authority before any trees are felled, to facilitate the development.

(b) Measures for the protection of trees which it is proposed to be retained shall be submitted to and agreed in writing with the Planning Authority before any trees are felled.

Reason: To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.

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

Reason: To protect the amenities of the area.

8. Site development and building works shall be carried out only between the hours of 0700 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.

Board Member

Date: 20/08/2020

Terry Prendergast