

An
Bord
Pleanála

Board Direction
BD-008381-21
ABP-309653-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2021.

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 zoning provisions of the Fingal County Development Plan, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the Skerries Architectural Conservation Area, would not seriously injure the amenities of the area or the residential amenities of neighbouring properties and 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, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 20th day of March 2018 under planning register reference number F17A/0744, and any agreements entered into thereunder.

Reason: In the interest of clarity.

3. This permission relates only to (i) a new accessible ramp to serve the main entrance on the west elevation, (ii) the provision of 10 no. mosaic artwork panels and stone cladding arrangement at the northern site boundary, (iii) increased rear boundary wall height to 2.35m, (iv) 3 no. heat pumps at roof level and v) recessed swift nesting boxes to north, west and east elevations.

Reason: In the interest of clarity.

4. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the Planning Authority the following:
- a) details of materials and finishes to the handrail to the access ramp,
 - b) details of the mosaic artwork panels including photomontages and samples, and
 - c) a revised drawing showing the omission of the swift box to the northern (front elevation).

Reason: in the interest of architectural heritage and clarity.

5. The flat roof shall not be used as a terrace, roof garden, smoking area or for any ancillary purpose associated with the main use of the structure as a day centre for persons with an intellectual disability.

Reason: In the interest of residential amenity.

6. An acoustic enclosure shall be provided for the 3 no. heat pumps to ensure that the cumulative noise level from the pumps does not exceed:

Daytime (07:00 to 19:00hrs) – 55dB Lar, 30min.

Evening (19:00 to 23:00hrs) – 50dB Lar, 30min.

Night (23:00 to 07:00hrs) – 45dB Lar, 30min.

Noise emission from the development when it is in operation shall be broadband in nature and free from audible tonal characteristics.

Reason: In the interest of public health and residential amenity.

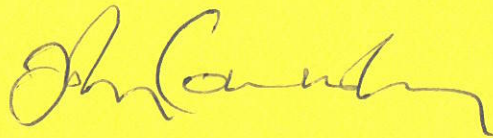
7. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0700 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

8. No additional development shall take place on the flat roof area, including air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

Board Member



Date: 01/06/2021

John Connolly