

An
Bord
Pleanála

Board Direction
BD-008630-21
ABP-309654-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- A National Aviation Policy for Ireland
- Fingal County Development Plan 2017-2023 and specially the following policy objectives:
 - **Objective NH35** - Resist development such as houses, forestry, masts, extractive operations, landfills, caravan parks and large agricultural/horticulture units which would interfere with the character of highly sensitive areas or with a view or prospect of special amenity value, which it is necessary to preserve.
 - **Objective NH36** - Ensure that new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area
 - **Objective NH51** - Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.

- **Objective NH52** - Ensure that development reflects and reinforces the distinctiveness and sense of place of High Amenity areas, including the retention of important features or characteristics, taking into account the various elements which contribute to its distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity.

- **Objective ED30** - Engage and collaborate with key stakeholders, relevant agencies and sectoral representatives to ensure that Dublin Airport is developed and promoted as a secondary hub to capitalise on the associated wider economic benefits for Fingal and the wider region.

- **Objective ED31** - Ensure that the required infrastructure and facilities are provided at Dublin Airport so that the aviation sector can develop further and operate to its maximum sustainable potential, whilst taking into account the impact on local residential areas, and any negative impact such proposed developments may have on the sustainability of similar existing developments in the surrounding area, and the impact on the environment, including the climate.

- The nature, scale, and layout, of the proposed development
- The decision of the Planning Authority,
- The submissions of the third parties,
- The report of the planning inspector

The Board considered that the proposed development, subject to the conditions as set out below, would not seriously injure the landscape or visual amenities of the area or the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board accepted and agreed with the Planning Authority's assessment and decision to grant planning consent and was satisfied that, having regard to the aforementioned national and local policy objectives and the submissions on the file, the proposed development, would not result in a visually overbearing form of development and would not seriously injure to the residential amenity of the adjoining residential property. Furthermore, the Board was satisfied that the proposed development would not seriously impact on the designated preserved views and the wider High Amenity landscape by reason of the removal of a substantial portion of the roadside hedgerow in order to provide visibility sightlines having regard to the replacement hedgerow, fencing and landscaping proposal submitted (Site Plan Drawings 0102 P2).

Therefore, the proposed development would not be contrary to the 'HA' High Amenity zoning objective applying to the lands and Objective ED31 of the Fingal County Development Plan 2017-2023 and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Plans and particulars
2. Materials and finishes
3. CMP
4. PA condition No 4
5. PA Condition 5
6. IW condition.
7. PA C7

8 PA C8

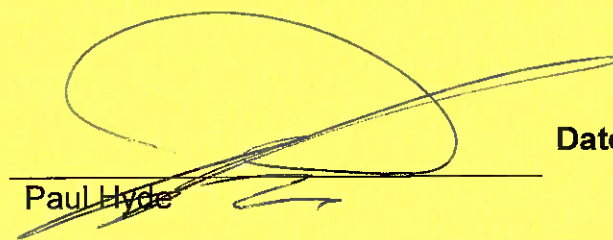
9 PA C9

10 PAC11

11 Construction hours 0700 – 1900 Mon – Fri, 0800 – 1400 Saturdays

12 S48. Unspecified.

Board Member



Paul Hyde

Date: 13/07/2021