

**An  
Bord  
Pleanála**

**Board Direction  
BD-010041-22  
ABP-310034-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2022.

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 Open Space, Residential Area and Green Belt zonings which apply to the subject lands, together with supports provided in particular by objectives MT13 and MT17 of the Fingal County Development Plan 2017-2023 and supports provided by the Design Manual for Urban Roads and Streets, it is considered that, subject to compliance with the conditions below, the proposed development would represent an appropriate form of development providing enhanced permeability and connectivity to the recently opened school campus site, which would not be seriously injurious to the amenities of residential property in the area and which would not result in the creation of a traffic hazard. 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 on 2nd March 2020, as amended by further information submitted on 16th February 2021, 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. Construction of the proposed pedestrian and cycle path shall not commence until such time as the road extension approved under Fingal County Council permission Reg. Ref. F20A/0096 has been completed.

**Reason:** In the interests of amenity and public safety.

3. The applicant shall submit and agree security management proposals for the proposed development with the Planning Authority, prior to the commencement of development.

**Reason:** In the interests of amenity and public safety.

4. Details of the proposed tie-in of the development and the distributor road shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

**Reason:** In the interests of pedestrian and cyclist safety.



5. The proposed pedestrian and cycle link shall comply with the provisions of the National Cycling Manual (NTA, 2011) and its detailed layout shall be agreed with the Planning Authority prior to the commencement of development

**Reason:** In the interests of pedestrian and cyclist safety.

6. Permission is granted for the 1.8m high paladin fence for a temporary period of 5 years from the date of this Order, at which point it shall be removed from the site.

**Reason:** In the interests of visual amenity

7. A landscaping strategy shall be submitted to and agreed in writing with the planning authority, prior to commencement of the development. The development shall thereafter be carried out in accordance with the agreed scheme.

**Reason:** In the interests of visual amenity.

8. Public lighting shall be provided along the pedestrian and cycle path route in accordance with a public lighting scheme which shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.

**Reason:** In the interests of amenity and public safety.

9. Surface water drainage arrangements, which shall incorporate SUDS measures, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

**Reason:** In the interest of public health.

10. 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.

11. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

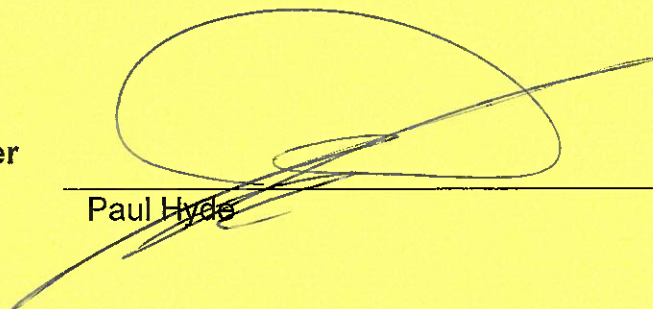
(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development, and  
(b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works. The assessment shall address the following issues:

(i) the nature and location of archaeological material on the site, and  
(ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

**Board Member**



Paul Hyde

**Date:** 17/02/2022