

An
Bord
Pleanála

Board Direction
BD-009930-22
ABP-311393-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2022.

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.

1.0 Reasons and Considerations

Having regard to the nature and scale of the proposed development for the retention of external elevation changes to 3 no commercial units (Units 3, 4 & 5) and the residential properties on the first and second floors, it is considered that the nature and scale of the proposed development would be acceptable within the context of the site. The ownership and exclusion of Unit 6 from the overall redevelopment of the Bayside Shopping Centre is not considered to have a significant negative impact on the existing character of the area or the amenities of the shopping centre redevelopment, It is considered the proposed development would be in accordance with the policies and objectives of the Fingal Development Plan 2017-2023 and the proper planning and sustainable development of the area.

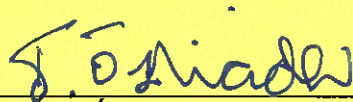
2.0 Conditions

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received by the Planning Authority on 26 th July |
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	<p>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.</p> <p>Reason: In the interest of clarity</p>
2.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, any change to the display panel, including any increase in the number of posters to be displayed, the scrolling mechanism or the internal/external illumination, shall be the subject of a separate application for permission to the planning authority.</p> <p>Reason: To enable the planning authority to assess the impacts of any such changes on the amenities of the area.</p>

Plus: Planning Authority condition no. 2

Board Member


 Terry Ó Niadh

Date: 03/02/2022