



An
Bord
Pleanála

Board Direction
BD-011824-23
ABP-312393-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2023.

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

- 1.1. Having regard to the existing character and the prevailing pattern of development in the surrounding area, the existing and established agricultural use on the site, and the provisions of the Fingal County Development Plan 2017-2023, it is considered, subject to compliance with the conditions set out below, that the proposed development by virtue of its size, scale, design, and positioning on the site, would not seriously injure the amenity of the surrounding area by way of noise, nuisance, visual intrusion, or otherwise. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 Conditions

1	The development shall be carried out and completed in accordance with the plans and particulars lodged with the 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
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	<p>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>Prior to commencement of development, the Applicant shall submit for the written agreement of the Planning Authority a revised Proposed Site Layout Plan of the proposed shed extension providing a 2m offset from the eastern site boundary.</p> <p>Reason: In the interest of residential amenity.</p>
3	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.</p> <p>Reason: To ensure adequate servicing of the development, and to prevent pollution.</p>
4	<p>Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
5	<p>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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member


 Stephen Brophy

Date: 24/02/2023