

An
Bord
Pleanála

Board Direction
BD-011847-23
ABP-312675-22

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

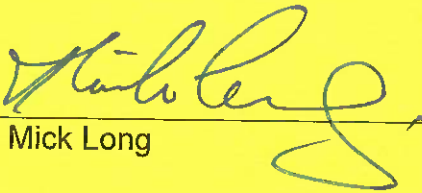
Having regard to the scale and nature of the existing beauty salon use, the location of the site on lands zoned 'TC' within the town of Donabate and the site's proximity to good quality public transport, the development to be retained is considered to be in accordance with policy Objective DMS111 and DMS112 of the Fingal County Development Plan, 2017-2023 which provides policy guidance with respect to home based economic activity. The proposal will not adversely impact or erode the architectural character of the site and surrounds, will not adversely impact on the existing residential amenity of the area, including by way of increased traffic or on-street car parking pressures. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The proposed development shall comply with the plans and particulars lodged with the application submitted, 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>The use of the outbuilding as a beauty salon shall be solely operated by the owner and occupier of the existing dwelling on site and no additional staff shall be permitted to operate from the premises.</p> <p>Reason: In the interest of residential amenity.</p>
3.	<p>The use of the outbuilding as a beauty salon shall be restricted to the times of 8am to 8pm, Monday to Saturday only with no patrons permitted on Sunday.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development</p>

Contribution Scheme made under section 48 of the Act be applied to the permission.
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Board Member


Mick Long

Date: 06/03/2023

