



An
Bord
Pleanála

Board Direction
BD-011874-23
ABP-313157-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2023.

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 location of the site within the Dublin Airport campus, the pattern of development in the vicinity, the nature, form and design of the proposed development and compliance with the provisions of the Fingal County Development Plan 2017-2023 or the Dublin Airport Local Area Plan 2020, relating to the development of Dublin Airport, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential amenity of the area and would be acceptable in terms of pedestrian, cyclist and traffic safety. 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 and as amended by the further revised plans and particulars received by the planning authority on the 20th day of December, 2021 and the 4th day of February, 2022, 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. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity

2. The use of Terminal 2 surface car park, and road configurations, tolling infrastructure and all development at the area adjoining the south west corner of the Terminal 2 multi storey car park is hereby permitted on a temporary basis only and shall cease within 5 years of the final grant of permission or otherwise where required for purposes of Metrolink, unless prior to the end of that period or where not required for purposes of Metrolink, permission for the continuance of use beyond this date has been granted.

Reason: To facilitate the development of the site in accordance with Objective DMS120 of the Fingal County Development Plan 2017-2023 and to ensure the delivery of Metrolink.

3. The proposed development shall comply with the terms and conditions of Condition No. 12, 23 and 24 of PL06F.220679 & Planning Reg No. F06A/1248, save where amended by the terms and conditions herein.

Reason: In the interest of the proper planning and sustainable development of the area.

4. The proposed development shall be undertaken in accordance with the recommendations of the Traffic and Transport Assessment and Road Safety Audit submitted. Any additional works required as a result of the Mobility Management Plans, Traffic and Transport Assessment and Road Safety Audit shall be funded by the developer.

Reason: In the interest of public safety and proper planning and sustainable development.

5. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning

authority prior to commencement of development. Such lighting shall be provided prior to the commencement of development.

Reason: In the interests of amenity and public safety.

6. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the site, except those which are exempted development, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive 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.

9. The construction of the development shall be managed in accordance with a Construction Environmental Management Plan (CEMP) and a Construction and Demolition Resource Waste Management Plan (RWMP), which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures, construction traffic management and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and proper planning and sustainable development.

Board Member

Patricia Calleary
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Date: 10/03/2023