

An
Bord
Pleanála

Board Direction
BD-011821-23
ABP-313536-22

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 proposed development and the location of the site on lands zoned 'LC', the proposed development is considered to be in accordance with zoning provisions as prescribed under the Fingal County Development Plan, 2017-2023. The proposal will not adversely impact on the existing residential amenity of the area, including by way of overlooking, noise and car parking. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

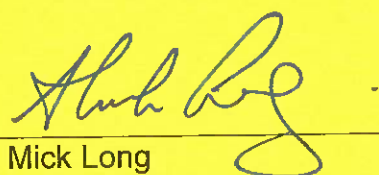
Conditions

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| 1. | 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 |
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	<p>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 temporary portacabin structures shall be removed from the site on completion of the works permitted, for reconfiguration works and first floor extension.</p> <p>Reason: In the interest of clarity</p>
3.	<p>The glazing within the 2 no. high level windows on the western elevation of the proposed extension shall be manufactured opaque and permanently maintained.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>The Post Office use and welfare space hereby permitted shall be restricted only to that as described in the public notices received by the Planning Authority on 28th February 2022. Any change from this permitted use or increase in the area to be used shall be the subject of a prior grant of permission from the Planning Authority.</p> <p>Reason: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.</p>
5.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
6.	<p>Prior to commencement of development, the developer shall enter into water and waste water connection agreement(s) with Irish Water if required and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with the Irish Water standards codes and practices.</p> <p>Reason: In the interest of public health.</p>
7.	<p>In terms of the construction activities on site, the Applicant shall comply with the requirements of the Planning Authority.</p> <p>Reason: In the interest of public health.</p>

8.	<p>Site development and building works shall be carried out only between the hours of 0800-1900 Mondays to Fridays inclusive, between 0900-1300 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 amenities of property in the vicinity.</p>
9.	<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 Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

Board Member


Mick Long

Date: 24 Feb 2023

