

An
Bord
Pleanála

Board Direction
BD-015092-24
ABP-315289-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

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 Fingal Development Plan 2023 – 2029 and Objective EEO82, the pattern of development in the area and the existing local road alignment and low design speeds, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the amenities of property in the vicinity and would not be detrimental to road 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, 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.

Reason: In the interest of clarity.

2. The developer shall enter into water and wastewater connection agreements with Uisce Eireann.

Reason: In the interest of public health.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

4. Details of the external finishes of the proposed agricultural structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Details of the proposed entrance construction and details of works to create and maintain visibility splays along the public road and the private road to the north of the entrance shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The existing entrance immediately to the south of the proposed entrance shall be removed, and boundary reinstated within 1 month of the commissioning of the new entrance.

Reason: In the interest of Road & Traffic Safety.

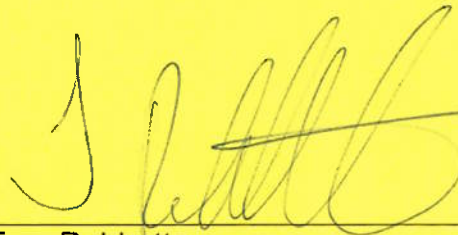
6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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.

Note: Section 34(13) of the Planning and Development Act 2000, as amended, states the following: *"A person shall not be entitled solely by reason of a permission under this section to carry out any development."*

Board Member



Tom Rabbette

Date: 17/01/2024