



An
Bord
Pleanála

Board Direction
BD-016957-24
ABP-318252-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2024.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Amend condition 13 as follows.

Prior to Commencement of development the developer shall pay the sum of €51,307.13 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the Council. The phasing of payments shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure benefiting development in the area of the Planning Authority and which is provided, or which is intended to be provided by, or on behalf of the local authority.

Reasons and Considerations

The development proposed is associated with a business which acts as a support service for the agricultural and horticultural industry in North County Dublin. This business falls within the use class "agricultural machinery sales and/or maintenance", which is specifically listed as a use class permitted in principle in areas with the RB (rural business) Zoning Objective. It is considered therefore that the exemption / reduction (I) provided for in the Fingal County Council Development Contribution Scheme 2021-2025, which states that buildings associated with the processing, distribution, supply or sale of fruit, vegetables or other products locally produced are subject to a 50% reduction in the commercial rate, should have been applied.

Board Member:



Joe Boland

Date: 10/07/2024