



An
Bord
Pleanála

Board Direction
BD-018755-25
ABP-318426-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2025.

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 planning history relating to the site, to the nature and scale of the proposed use and the existing layout of development on the site, including the level of parking provision serving this mixed use development, to the separation of the use from adjoining residential properties, and subject to compliance with the conditions set out below, it is considered that the proposed development would be in accordance with the policies and objectives of the Fingal Development Plan (2023-2029) and with Objective DMSO6 thereof, would not give rise to undue impacts on adjoining residential amenity or on traffic safety in the area. 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, as amended by the further plans and particulars received by the planning authority on the 13th day of September 2023, 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference F17A/0184, unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. During the operational phase of the proposed development the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times , (corrected for a tonal or impulsive component) as measured at the nearest existing dwelling. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

4. The developer shall ensure that the development is served by adequate water supply and/or wastewater facilities and shall enter into a connection agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network prior to commencement of the proposed use.

Reason: In the interest of public health and to ensure adequate water / wastewater facilities.

5. The developer / operator shall control odour emissions from the premises in accordance with the details submitted to the planning authority on 13th day of September 2023.

Reason: In the interest of public health and to protect the amenities of the area.

6. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan. Waste storage facilities shall be located to the rear of the premises and shall not be located adjacent to the boundary with adjoining residential properties.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interests of protecting the environment and the amenities of properties in the vicinity.

7. The final design and layout of customer and staff bicycle parking shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of orderly development.

Board Member

Eamonn James Kelly
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Date: 28/01/2025