

An  
Bord  
Pleanála

**Board Direction**  
**BD-018887-25**  
**ABP-320850-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2025.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

1. Amend condition number 6 as follows:

A minimum no. 3 of the proposed car parking spaces on site shall be fitted with functional EV, i.e. Electric Vehicle, charging points from completion of the proposed development.

**Reason:** In the interest of sustainable transport.


2. Attach condition number 10.

**Reason:** It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

## Reasons and Considerations

1. Having regard to section 14.17.10 (Electric Vehicle Parking) of the Fingal County Development Plan 2023 – 2029, which requires a minimum provision of 10% of all car parking spaces with functioning EV charging points, the nature of the proposed development and advice from the Transport Planning Section of the Planning Authority, the Board considers that the provision of 3 complying spaces would, in this instance, be consistent with the national Climate Action Plan 2023.
2. Having regard to:
  - a) the Fingal County Council Development Contribution Scheme 2021-2025,
  - b) section 48 of the Planning and Development Act 2000, as amended,
  - c) the nature of the proposed development,
  - d) the information provided, including that demolition works of the pre-existing structure had already taken place and the applicant did not apply for retention permission for those works,the Board, in accordance with section 48 of the Planning and Development Act 2000 (as amended) considered that the terms of the Fingal County Council Development Contribution Scheme 2021 – 2025 for the area has been properly applied in respect of Condition No. 10.

Board Member:

  
Declan Moore

Date: 13/02/2025