

An  
Bord  
Pleanála

**Board Direction**  
**BD-019955-25**  
**ABP-322028-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2025.

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 nature and location of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, would be in accordance with the relevant provisions of the Fingal Development Plan 2023-2029, in particular Objective DMSO84 which provides that veterinary surgeries shall be located in local centres, would comply with Table 14.19: Car Parking Standards of the development plan, and would not seriously injure the residential amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed 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 proposed 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 FW16A/0100] unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. The noise mitigation measures shall be in accordance with the details submitted with the planning application and shall be installed prior to the occupation of the proposed veterinary clinic, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential amenity.

4. All external shopfront fenestration and signage shall be in accordance with the details submitted with the planning application and shall be installed prior to the occupation of the proposed veterinary clinic, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

5. The veterinary clinic hereby permitted shall operate between the hours of 9 a.m. to 7 p.m. Mondays to Fridays, inclusive, and between the hours of 10 a.m. to 4 p.m. on Saturdays. The veterinary clinic shall not operate on Sundays or on public/bank holidays.

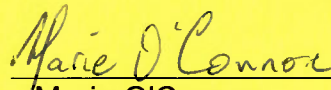
**Reason:** To ensure that the development shall be in accordance with the permission, and that effective control shall be maintained.



6. No animals shall be kept overnight unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential amenity.

**Board Member**

  
Marie O'Connor

**Date:** 16/06/2025