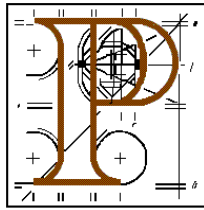


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0381

An Bord Pleanála Reference Number: PL 06F.245724

APPEAL by Fiona Hunt care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 12th day of October, 201 by Fingal County Council to grant subject to conditions a permission to Martin Curley care of WCA Architects of Broadmeadow Hall, Applewood Village, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Material alterations and change of use from retail to medical centre at existing unit number 2, the material alterations and change of use from offices to medical centre at part of first and second floor levels, the retention of use of ground floor unit 4 as a G.P. surgery, alterations to existing front and rear elevations and all associated works, all at Albany House, Dublin Road, Swords, County Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning objective of the site “to protect, provide for and/or improve major town centre facilities”, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the visual amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development and the development proposed to be retained 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. During the construction phase of the development, best practice shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and netting of scaffolding and the daily washing down of pavements and other public areas in order to prevent dust nuisances.

Reason: In the interest of public health.

4. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

5. The development shall strictly comply with all the requirements of the planning authority particularly in respect of the following:

- (a) suitable storage shall be provided for all waste and waste bins, and
- (b) suitable facilities shall be provided for the segregation and safe storage and disposal of any sharps or medical waste and the applicant shall comply with any HSE requirements in respect of same.

Revised documentation showing compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health and the proper planning and sustainable development of the area.

6. Details of all the external finishes resulting from the alterations of the building, including materials, colours and textures of all such finishes, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. The opening hours of the medical centre shall be between 0800 hours to 2100 hours, Monday to Sunday. Any changes to these times shall be subject to a separate grant of planning application.

Reason: In the interest of the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.