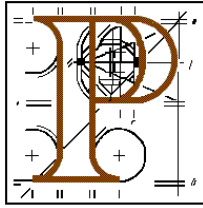


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16A/0097

An Bord Pleanála Reference Number: PL 06F.246662

APPEAL by Organon Ireland Limited care of J and C Design of Unit 2, Old Quay, Strand Road, Sutton, Dublin against a condition of the decision made on the 4th day of May, 2016 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention planning permission for two number car parks with 92 (52 and 40) car parking spaces on lands to the South of the site at Drynam Road, Swords, County Dublin.

DECISION

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the vicinity and the planning history of the subject site, including a long standing and established industrial facility, and having regard to the existing public transport provision in the area and the length of time before enhanced public transport provision would be available through the construction of Metro North, it is considered that the retention of the subject car parks would not result in a traffic hazard or lead to unacceptable traffic congestion on the surrounding road network, and would not, in the particular circumstances of this case, lead to the development of a pattern of unsustainable transport.

In not accepting the Inspector's recommendation to modify the condition to a period of five years, the Board did not consider it appropriate to impose any limit on the permission having regard to the period before any "Metro North" facility would be provided, which would be well in excess of such a five-year period. The Board also had regard to the parking standards set out for industrial development in the current Development Plan for the area, and the scale of the overall complex, and to the existing public transport provision as it relates to the subject industrial complex.

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.

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

Dated this day of 2016.