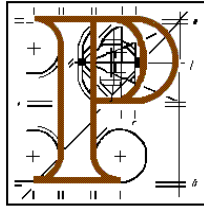


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: F16A/0492

An Bord Pleanála Reference Number: PL 06F.247873

APPEAL by Niall Gough of 7 Castle Terrace, Malahide, County Dublin against the decision made on the 14th day of December, 2016 by Fingal County Council to grant subject to conditions a permission to M. Concannon care of Peter O'Dwyer Architects of 9 Holywell Row, Holywell, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use of 55 square metres two-storey office building to dental surgery at the rear of 7 Castle Terrace, Malahide, County Dublin (a protected structure).

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 location of the site within the town centre of Malahide, the zoning of same and the uses in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character of the protected structure or adjoining structures, or the architectural character of the area and would be acceptable in terms of traffic safety and convenience. 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, 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. Prior to commencement of development, details of the proposed signage for the use proposed shall be submitted to, and agreed in writing with, the planning authority and shall have regard to the Malahide Historic Core Architectural Conservation Area Statement of Character.

Reason: In the interests of visual amenity and orderly development.

3. A plan containing details of 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 waste shall be managed in accordance with the agreed plan.

Reason: In the interest of orderly development and to ensure the provision of adequate refuse storage.

4. (a) Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority details of signage for the dental practice, if any, with reference to the Malahide Historic Core Architectural Conservation Area (ACA) Statement of Character.
- (b) No adhesive material shall be affixed to any glazing within the subject site.

Reason: In the interests of architectural conservation and visual amenity.

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

Dated this day of 2017.