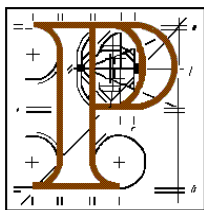


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Fingal County Council

**Planning Register Reference Number: F16A/0529**

An Bord Pleanála Reference Number: PL 06F.248034

**APPEAL** by John Breslin of Breslin Manufacturing of Carrs Lane, Balgriffin, Dublin against the decision made on the 23<sup>rd</sup> day of January, 2017 by Fingal County Council to grant subject to conditions a permission to Murdoch Distribution (Ireland) Limited care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** (i) The change of use of an existing light industrial building to provide a builder merchants use; (ii) internal alterations including provision of stock display area with ancillary offices and staff facilities; (iii) external alterations consisting repair and refurbishment of all elevations, including removal of windows, introduction of new windows, the removal of three number roller shutters and the introduction of two number new roller shutters; (iv) reconfiguration of existing surface car park (currently providing 50 number spaces) to provide for 38 number spaces including loading area; (v) building signage front/western elevation; (vi) two number 4.4 metres high totem advertising signs to front/north-western corner of the site and (vii) all associated site development/landscaping and SUDS drainage works necessary to facilitate the development located at the Former An Post Depot, Kilbarrack Industrial Estate, Kilbarrack Parade, 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 permitted use of the building, the zoning objectives for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The external finishes shall be the same as those of the existing premises in respect of colour and texture.

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

3. 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.

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. No new window shall be inserted on the eastern elevation of the building without a prior grant of planning permission.

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

6. The hours of operation shall be between 0730 hours and 1730 hours Monday to Friday and between 0800 hours and 1300 hours on Saturday. The unit shall not operate on Sundays or public holidays. No deliveries shall be taken at or dispatched from the premises and no manoeuvring of vehicles or goods outside of the premises shall occur outside of these hours.

**Reason:** To protect the residential amenities of the area.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Friday inclusive and between 0800 and 1400 on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of properties in the vicinity.

8. Provision shall be made for loading bays within the site. Details of this provision including swept manoeuvring paths, bay dimensions, and segregation of commercial vehicles from pedestrian circulation areas and car parking areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure a satisfactory layout for commercial vehicles, in the interest of traffic safety.

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

**Dated this            day of            2017.**