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**Planning and Development Acts 2000 to 2018**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD17A/0220**

**Appeal** by National Vehicle Distribution Limited care of Malone O'Regan of 2B Richview Office Park, Clonskeagh, Dublin against the decision made on the 15<sup>th</sup> day of February, 2018 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** A 1.512 hectare area of gravel surfacing to provide outdoor, uncovered vehicle storage for up to 1,878 vehicles. The works will also include access roads, staff/visitor parking, footpaths, an automatic car wash, three number handheld vehicle jetwash units and extension to the existing foul and surface water drainage network and water supply services. Works will include an extension to an existing building to provide a client reception area (total gross floor area circa 164 square metres) together with the replacement of one number existing sign and the erection of three number further new signs on an existing building (three number signs to have overall dimensions of 4.5 metres wide by three metres high, one sign to have overall dimensions 3.0 metres wide by 2.0 metres high). All at National Vehicle Distribution Limited, Brownsbarn, Baldonnell, 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 ATTACH conditions numbers 9 and 17 and the reasons therefor and to REMOVE conditions numbers 3, 4, 5, 6 and 7 and the reasons therefor.**

## **Reasons and Considerations**

- (a) Having regard to the information submitted with the planning application, the extent of existing trees and landscaping on site and the proposal to retain the majority of such, as well as proposals for surface water and to prevent pollution on site, it is considered that the requirements of conditions numbers 3, 4, 5, 6 and 7 are unwarranted.
- (b) Having regard to the needs of traffic safety on the National Road N7, it is considered that the restrictions on the proposed development set out in condition number 9 are appropriate.
- (c) Having regard to the provisions of the South Dublin County Council Development Contribution Scheme 2016-2020 which includes provision for development contributions for open storage/hard surface non-residential space as well as physical floor area of structures, it is considered that the terms of the Development Contribution Scheme have been properly applied and, therefore, that condition number 17 is warranted.

## **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.

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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**