

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0549

Appeal by David Mulcahy care of David Mulcahy Planning Consultants Limited of 67 Old Mill Race, Athgarvan, Newbridge, County Kildare and by David Llewellyn of Quickpenny Road, Lusk, County Dublin against the decision made on the 6th day of December, 2021 by Fingal County Council to grant subject to conditions a permission to Alan Hartford care of Bell Associates of Executive House, Whitestown Road, Rush, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Extension to existing agricultural store, storm water attenuation storage facility, and associated site works at Ballough, Lusk, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the existing character and the prevailing pattern of development in the surrounding area, the existing and established agricultural use on the site, and the provisions of the Fingal County Development Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the proposed development, by reason of its size, scale, design, and positioning on the site, would not seriously injure the amenities of the surrounding area by way of noise, nuisance, visual intrusion, or otherwise. The proposed development 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 proposed 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, the developer shall submit for the written agreement of the planning authority a revised Site Layout Plan of the proposed shed extension providing a two-metre offset from the eastern site boundary.

Reason: In the interest of residential amenity.

3. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

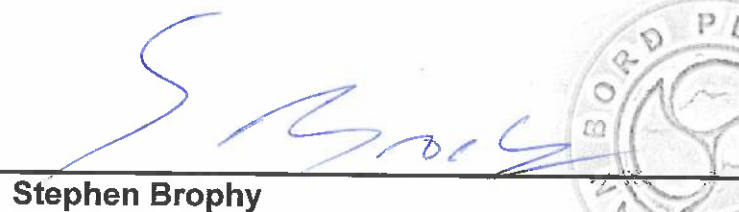
Reason: To ensure adequate servicing of the proposed development, and to prevent pollution.

4. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900, Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only 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 property in the vicinity.

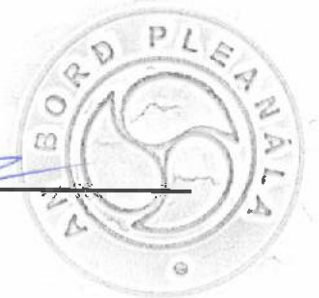


Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 1 day of March 2023.