

An
Bord
Pleanála

Board Order
ABP-312406-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0706

Appeal by Bracken Hill School Charitable Trust care of Michael Halligan
Planning Consultants of Seapoint House, Balbriggan, County Dublin against
the decision made on the 2nd day of December, 2021 by Fingal County
Council to refuse permission for the proposed development.

Proposed Development: Replacement of the existing three classroom 171.5
square metres temporary pre-school structure with a new three classroom 179
square metres temporary pre-school structure for a period of five years on site
at Bracken Hill School, Beann Eadair GAA, Balkill Road, Howth, County
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.**

Reasons and Considerations

Having regard to the existing pattern of development in the area, including the proposed use of the site, to the zoning objective for the area, to the planning history of the site, and to the speed limits prevailing in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate complementary use to the existing sports club on the site, would not seriously injure the residential amenity 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, as amended by the further plans and particulars submitted on the 8th day of November 2021, 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. This permission shall be limited to a period of five years from the date of first operation of the facility, at which date the permission shall cease, the structures shall be removed, and the area returned to its former state unless further permission has been granted before the expiry date of this permission.

Reason: In the interest of orderly development.

3. (a) The permitted use of the facility shall only commence once the traffic calming measures permitted under planning register reference number F19A/0464 have been completed on the Balkill Road.
- (b) Prior to the operation of the facility, the developer shall submit to and agree in writing with the planning authority, a plan for signage in the vicinity of the access.

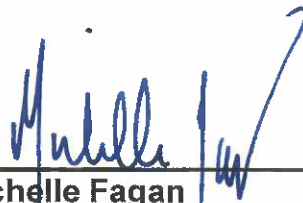
Reason: In the interest of traffic management in the vicinity of the site.

4. The permitted use of the development shall be restricted to between the hours of 0800 and 1330 from Mondays to Fridays inclusive and shall not take place on Saturdays, Sundays, Bank 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 the interest of residential amenity and the proper planning and sustainable development of the area.

5. Water supply and drainage arrangements, including the 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.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 12th day of May 2022.