



An
Bord
Pleanála

Board Order
ABP-314454-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0291

Appeal by Prosper Fingal CLG care of Terence Woods Architects of 4 Church Street, Skerries, County Dublin against the decision made on the 29th day of July, 2022 by Fingal County Council to refuse permission.

Proposed Development: Revise condition number 6 of previously approved application planning register reference number F20A/0673 to omit the acoustical enclosure and retention permission to omit one number heat pump reducing total number of heat pumps from three to two, all at 1 The Obelisk, Strand Street, Skerries, County Dublin.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029, including the zoning objective for the site (TC - Town and District Centre), it is considered that, subject to compliance with the conditions set out below, the omission of condition number 6 from Board Order ABP-309653-21 (which requires an acoustic enclosure) and a reduction in the total number of heat pumps on the property from three to two would not significantly detract from the residential amenities of neighbouring properties, or of the surrounding area, 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 proposed development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.



2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted under reference numbers ABP-309655-21 (register reference number F20A/0675), ABP-309653-21 (register reference number F20A/0673), register reference number F20A/0675 and register reference number F17A/0744 and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.



Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 16th day of November 2023.