

An
Bord
Pleanála

Board Order ABP-315289-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0493

Appeal by Patrick Griffin care of BHSM of 6-7 Harcourt Terrace, Dublin against the decision made on the 11th day of November, 2022 by Fingal County Council to grant subject to conditions a permission to Graham Quinn care of Keenan Lynch Architects of 4 Herbert Place, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The provision of two number Stable Blocks, stable block B (359 square metres) consisting in 10 number stables, a wash bay at ground level and associated tack room and fodder storage at first floor level. A further stable block D (472 square metres) is proposed alongside existing stable block C, provision is also made for associated covered dry manure storage area, site works and drainage provision, relocation of the existing vehicular entrance, associated landscaping and associated minor ancillary alterations at Wrenwood Stables, Killeen, Oldtown, 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 Fingal Development Plan 2023–2029 and Objective EEO82, the pattern of development in the area and the existing local road alignment and low design speeds, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the amenities of property in the vicinity and would not be detrimental to road safety. 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, 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 developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

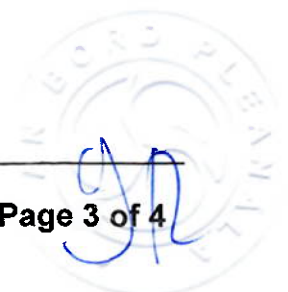
Reason: In the interest of public health.

4. Details of the external finishes of the proposed agricultural structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Details of the proposed entrance construction and details of works to create and maintain visibility splays along the public road and the private road to the north of the entrance shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The existing entrance immediately to the south of the proposed entrance shall be removed, and boundary reinstated within one month of the commissioning of the new entrance.

Reason: In the interest of road and traffic safety.



6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 29th day of JANU, 2024