

An
Bord
Pleanála

Board Order
ABP-315709-23

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: LRD0001/S3

Appeal by Harvey Norman and Others care of HRA Planning of 3 Hartstonge Street, Limerick, by Blanche Retail Nominee Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin, and by Others against the decision made on the 12th day of January, 2023 by Fingal County Council to grant subject to conditions a permission to Blanche Retail Nominee Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: A 10 year planning permission for a Large-scale Residential Development (LRD) comprises the construction of a mixed use development, consisting of 971 number apartments (comprising 117 number studio apartments, 368 number one bed apartments, 422 number two bed apartments, and 64 number three bed apartments) in seven number buildings (Blocks A, B, C, D, E, F, and G) ranging from one number to 16 number storeys in height, over a basement level (below six number of the blocks), and provision of a mobility hub, with seven number levels. The development includes seven number commercial units (for Class 1- Shop, or Class 2- Office/Professional Services, or Class 11 Gym, or Restaurant/Café use, including ancillary take-away use) in Blocks A, C, G and the Mobility Hub, one number Community Facility and one number Place of Worship in the Mobility

Hub, one number Childcare Facility in Block A, and ancillary resident amenity floorspace to serve the residential units (in Blocks A, B, D, E and F). The detailed description of the development is as follows:

- Block A comprises 246 number residential units, including 30 number studio, 95 number one bed, 96 number two bed, and 25 number three bed apartment units, in a part one to part 16 storey building, above a basement level. Block A includes one number childcare facility and one number commercial unit at ground floor level, and one number external roof terrace at 12th floor level.
- Block B comprises 101 number residential units, including 64 number one bed, 32 number two bed, and five number three bed apartment units, in a part six to part 12 storey building, over a basement level. Block B includes one number external roof terrace at eighth floor level.
- Block C comprises 38 number residential units, including two number studio, 16 number one bed, 18 number two bed, and two number three bed apartment units, in a part six to part eight storey building, over a basement level. Block C includes two number commercial units at ground floor level, and one number external roof terrace at sixth floor level.
- Block D comprises 76 number residential units, including one number studio, 71 number two bed, and four number three bed apartment units, in a part 11 to part 14 storey building.
- Block E comprises 204 number residential units, including 38 number studio, 61 number one bed, 91 number two bed, and 14 number three bed apartment units, in a part one to part 11 storey building, over a basement level. Block E includes one number external roof terrace at eighth floor level.



- Block F comprises 114 number residential units, including 30 number studio, 41 number one bed, 34 number two bed, and nine number three bed apartment units, in a part one to part eight storey building, over a basement level. Block F includes one number external roof terrace at fourth floor level.
- Block G comprises 192 number residential units, including 16 number studio, 91 number one bed, 80 number two bed, five number three bed apartment, in a part five to part 12 storey building, over a basement level. Block G includes one number commercial unit at ground floor level, one number external roof terrace at ninth floor level and one number external roof terrace at 11th floor level.
- Residential amenity space is provided at ground floor level of Blocks A, B, D, E and F, 12th floor level of Block A, and 11th floor level of Block D and Block G.
- Balconies/private terraces are provided for all apartments on all elevations.
- The construction of a mobility hub with seven number levels, with a total of 546 number car parking spaces (to provide partial replacement car parking for the surface retail car parking to be removed from the application site and to provide staff parking for the childcare facility). The Mobility Hub includes three number commercial units, one number place of worship, one number community facility and ancillary sustainable transport facilities at ground floor level, including visitor cycle parking, and an access core and a roof garden area (for commercial use) at the split roof level.

- 487 number car parking spaces for the residential units are provided in the basement level (below Blocks A, B, C, E, F and G). Secure cycle parking spaces are provided at basement and ground floor level of Blocks E and F to serve the residential units. Short term/visitor cycle parking spaces to serve the residential units are located within the mobility hub and at surface level.
- Provision of telecommunications infrastructure at roof level of Block D comprising of four number 0.3 metres microwave link dishes enclosed within GRP radio friendly shrouds, mounted on two number steel support poles together with all associated equipment.
- The proposal includes road, pedestrian and cycle upgrades and associated alterations to the road infrastructure within the application site boundary. The development includes the provision of a new access road junction from Blanchardstown Road South and an associated internal road which provides pedestrian, cyclist and vehicular access to the basement level, access to a proposed loading bay and the existing surface retail car parking spaces and the mobility hub, and associated reconfiguration and alterations to the retained existing surface retail car parking spaces (including set down spaces for the childcare facility). An access and set-down area is proposed off Road G. A two-way cycle lane is proposed linking Blanchardstown Road South to the proposed development, the mobility hub and Road E to the east. The proposal includes the provision of a relocated pedestrian crossing on Road G.
- The proposed development includes public open space, communal open space, landscaping and public realm improvements, four number ESB substations and associated switch rooms, bin stores, plant rooms, green roofs, and PV panels at roof level. The associated site and infrastructural works include site clearance and excavation, including the removal of the existing car wash facility, provision of utilities and associated civil

works, foul and surface water drainage and public lighting, along with all ancillary works.

Development all on lands at Site A (White Car Park) at Blanchardstown Town Centre, Coolmine, Dublin (www.btcsitealrd.ie). The application site has an area of circa 6.62 hectares and relates to a portion of the existing surface car park (known as the White Car Park) for Retail Park 2, a section of Road G and Road E (including the associated roundabout junction), a section of Road C and Road D (including the associated roundabout junction), a section of Blanchardstown Road South, and associated verges and footpaths. The application site is bound by Blanchardstown Road South to the north-west, Retail Park 2 and existing surface parking to the north/north-east, Road G to the south/south-east, and Road E to the east.

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

In arriving at its decision, the Board had regard to the following:

- (a) The location of the site within the established 'Dublin City and Suburbs' area on lands with the zoning objective 'MC – Major Town Centre' as per the Fingal County Development Plan 2023-2029, which aims to protect, provide for and/or improve major town centre facilities including consolidation and densification with residential uses;

- (b) The nature, scale and design of the proposed development which is consistent with the policies and objectives of the Fingal County Development Plan 2023-2029;
- (c) The pattern of existing and permitted development and the availability of adequate social and physical infrastructure in the area;
- (d) The provisions of Housing for All – A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage in September 2021;
- (e) The provisions of Project Ireland 2040 - National Planning Framework, which identifies the importance of compact growth;
- (f) The provisions of the Urban Development and Building Heights Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2018, as amended;
- (g) The provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020 (including Circular Letter: NRUP 07/2022);
- (h) The provisions of Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, including the associated Urban Design Manual (2009) issued by the Department of Environment, Heritage and Local Government in May 2009;

- (i) The provisions of the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in 2019;
- (j) The provisions of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031, which supports compact sustainable growth and accelerated housing delivery integrated with enabling infrastructure;
- (k) The provisions of the Greater Dublin Area Transport Strategy 2022-2042 prepared by the National Transport Authority;
- (l) The Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in April 2012;
- (m) The submissions and observations received;
- (n) The reports received from the planning authority, and
- (o) The report of the Planning Inspector.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature and scale of the proposed development on serviced lands, the nature of the receiving environment, which comprises a built-up urban area, the distances to the nearest European sites and the hydrological pathway considerations, the submissions and observations on file, the information submitted as part of the subject application Appropriate Assessment Screening Report and application documentation, and the Planning Inspector's report. In completing the screening exercise, the Board agreed with and adopted the report of the Planning Inspector that, individually or in combination with other plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the Conservation Objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment

The Board completed an environmental impact assessment of the proposed development in compliance with section 172 of the Planning and Development Act 2000, as amended, taking into account:

- (a) the nature, scale, location, and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and associated documentation submitted in support of the application,
- (c) the grounds of appeal, reports of the planning authority, and the submissions from observers and prescribed bodies in the course of the application and the appeal, and

- (d) the report of the Planning Inspector.

The Board considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant, adequately identifies and describes the direct, indirect, secondary and cumulative effects of the proposed development on the environment. The Board is satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU. The Board agreed with the summary and examination, set out in the Inspector's report, of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the applicant and submissions made in the course of the planning application and the appeal. The Board is satisfied that the Inspector's report sets out how these were addressed in the assessment and recommendation, including environmental conditions, and these are incorporated into the Board's decision.

Reasoned Conclusion on Significant Environmental Effects

The Board considered and agreed with the Inspector's reasoned conclusions, that the main significant direct and indirect effects of the proposed development on the environment are, and would be mitigated, as follows:

- (a) Construction stage effects on 'population and human health' and 'air quality and climate' as a result of dust, noise, traffic, and waste emissions. These effects would be mitigated through a Construction Environmental Management Plan, a Construction and Demolition Waste Management Plan, and the application of other best practice construction management measures, which would not result in any unacceptable residual effects.

- (b) Operational stage effects on the 'landscape' and townscape character of the area as a result of the height and scale of the proposed development. These effects would be mitigated through embodied design measures and proposed landscaping, which would not result in any unacceptable residual effects.

The Board completed an Environmental Impact Assessment in relation to the proposed development and concluded that, subject to the implementation of the proposed mitigation measures set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects on the environment of the proposed development, by itself and in combination with other development in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector.

Conclusions on Proper Planning and Sustainable Development:

It is considered that, subject to compliance with the conditions set out below, the proposed development would not contravene the retail objectives of the 'Major Town Centre' zone, would constitute an acceptable quantum of development in this brownfield town centre location which would be served by an appropriate level of public transport, social and community infrastructure, would provide an acceptable form of residential amenity for future occupants, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and scale of development, would be acceptable in terms of pedestrian and traffic safety, would not be at risk of flooding, or increase the risk of flooding to other lands, and would be capable of being adequately served by wastewater and water supply networks. 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. (a) In the event that the proposed development is constructed in advance of the delivery of the BusConnects Project, the proposed site layout shall be in accordance with drawing number 20053-OMP-00-00-DR-A-1000 and associated drawings received with the application.
- (b) In the event that the proposed development is constructed in parallel with or subsequent to the delivery of the BusConnects Project, the proposed layout shall be in accordance with Drawing No. 20053-OMP-00-00-DR-A-1003 and associated drawings received with the application.

Reason: In the interest of clarity and to facilitate planned public transport infrastructure.

3. The period during which the development hereby permitted may be carried out shall be 10 years from the date of this Order.

Reason: In the interest of clarity, to ensure the timely delivery of housing, and to minimise disruption to surrounding properties.

4. The mitigation and monitoring measures outlined in the plans and particulars, including the Environmental Impact Assessment Report submitted with this application as set out in Chapter 15 of the EIAR 'Mitigation and Monitoring', shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: In the interest of clarity and the protection of the environment during the construction and operational phases of the development.

5. (a) The development shall be carried out in accordance with the phasing arrangements as outlined in the 'Phasing Report' submitted with the application, including the scenarios for the delivery of the development in conjunction with the BusConnects project.

(b) The residential units in each phase shall not be occupied until the community and physical infrastructure for that phase has been provided to the satisfaction of the planning authority.

Reason: In the interests of clarity and the proper planning and sustainable development of the area.

6. Details of the materials, colours and textures of all the external finishes to the proposed development shall be as submitted with the application, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. Proposals for a development name and numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all such names and numbering shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.

8. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through the communal open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting. The lighting scheme shall incorporate the Environmental Impact Assessment Report mitigations measures for bats. Such lighting shall be provided prior to the making available for occupation of any apartment unit.

Reason: In the interests of amenity, public safety, and nature conservation.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

10. Prior to the commencement of construction works, the developer shall agree in writing with Dublin Airport Authority and the Irish Aviation Authority a strategy for the use of cranes on site and appropriate aeronautical obstacle warning light requirements.

Reason: In the interest of air traffic safety.

11. (a) The following details shall be submitted to and agreed in writing with the planning authority prior to commencement of development:
- (i) detailed design and construction of the new junction (Junction 9),
 - (ii) the proposed pedestrian/cycle crossing amendments to the existing roundabout,
 - (iii) the signalised crossing to Millennium Park, and
 - (iv) proposals to provide a continuous footpath from the drop-off area to the creche building.
- (b) The road network serving the proposed development, including turning bays, junctions with the public road, parking areas, footpaths and kerbs, access road to service areas shall be in accordance with the detailed construction standards of the planning authority for such works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

12. (a) The residential car parking facilities hereby permitted shall be reserved solely to serve the proposed residential units.
- (b) The car parking facilities within the mobility hub shall be reserved for the existing and proposed commercial and community uses and shall not be available to the residential units.
- (c) Parking shall be managed in accordance with the Car Parking Management Strategy submitted with the application.

Reason: To ensure that adequate residential and commercial parking facilities are permanently available to serve existing and proposed development.

13. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, including in-curtilage spaces, facilitating the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations/points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the planning authority prior to occupation of the development. The car parking spaces for sole use of the car sharing club shall also be provided with functioning electric vehicle charging stations/points.

Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.

14. A total of 2,008 number bicycle parking spaces (1,522 for residents and 486 for visitors) and 252 number cycle and e-mobility facilities shall be provided within the site. Details of the layout, marking demarcation and security provisions for these spaces shall be in accordance with the details submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle and e-mobility parking provision is available to serve the proposed development, in the interest of sustainable transportation.

15. Prior to the occupation of the development, a finalised Mobility Management Plan (Residential Travel Plan) shall be submitted to and agreed in writing with the planning authority. This plan shall include modal shift targets and shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents of the development and to reduce and regulate the extent of parking. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

16. Drainage arrangements including the attenuation and 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 and surface water management.

17. The developer shall enter into water and waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

18. All plant, including extract ventilation systems, shall be sited in a manner so as not to cause nuisance at sensitive locations due to emissions. All mechanical plant and ventilation inlets and outlets shall be sound insulated and or fitted with sound attenuators to ensure that noise levels do not pose a nuisance at noise sensitive locations. Basement ventilation shall not be positioned adjacent to apartment terraces.

Reason: In the interest of residential amenity.

19. The site shall be landscaped in accordance with the detailed comprehensive scheme of landscaping and play facilities, including the drawings and Landscape Design Statement which accompanied the application submitted, unless otherwise agreed in writing with, the planning authority prior to commencement of development. Thereafter, the provisions of the Landscaping Management and Maintenance Plan shall be implemented.

Reason: In the interest of residential and visual amenity.

20. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each unit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

21. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

22. The construction of the development shall be managed in accordance with a Construction Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development with measures to reflect mitigation described in the submitted Environmental Impact Assessment Report for the application, in addition to the following:
- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) Location of access points to the site for any construction related activity;
 - (c) Location of areas for construction site offices and staff facilities;
 - (d) Details of site security fencing and hoardings;
 - (e) Details of on-site car parking facilities for site workers during the course of construction;
 - (f) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (g) Measures to obviate queuing of construction traffic on the adjoining road network;
 - (h) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network and for the cleaning of the same;

- (i) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.

23. 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 and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

24. (a) No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site and adjoining lands under the control of the developer unless authorised by a further grant of planning permission.
- (b) The windows to the proposed commercial and community facility units shall not be obscured by adhesive material or otherwise, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

25. Details of the opening hours for all commercial units shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any operations in each respective unit.

Reason: In the interest of residential amenity

26. (a) All areas not intended to be taken in charge by the local authority, shall be maintained by a legally-constituted management company.
- (b) Details of the legally-constituted management company contract, and drawings/particulars describing the parts of the development for which the legally-constituted management company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation. The management scheme shall provide adequate measures for the future maintenance of public open spaces, roads and communal areas.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity

27. The developer shall provide a piece of public art, sculpture or architectural feature which shall have a relationship with the area. The design, location, and timescale for the piece of art shall be agreed with the planning authority prior to commencement of development.

Reason: In the interests of visual amenity and cultural identity.

28. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this Order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

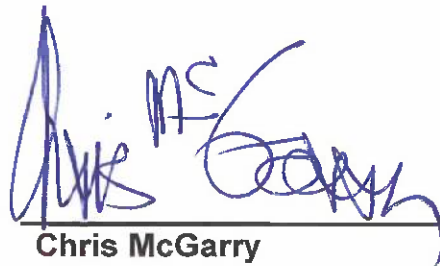
Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

29. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

30. 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 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.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *26th* day of *May* 2023.

