

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0273E

Appeal by Grasspoint Limited care of OBB Consulting Engineers of O'Briens Bridge, County Clare against the decision made on the 22nd day of August 2024 by Fingal County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for construction of building to replace recently demolished fire damaged building for its previously permitted use as a car showroom, car storage facility, external car lift, workshop, signage, onsite motor factors, connection to necessary services together with all associated ancillary and incidental site works, at Unit 10, Rosemount Business Park, Ballycoolin, Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the

Planning and Development Act, 2000 to ATTACH condition number 10 and the reasons therefor.

Having regard to:

- (a) the Fingal County Council Development Contribution Scheme 2021-2025,
- (b) section 48 of the Planning and Development Act 2000, as amended,
- (c) the nature of the proposed development,
- (d) the information provided, including that demolition works of the pre-existing structure had already taken place and the applicant did not apply for retention permission for those works,

the Board, in accordance with section 48 of the Planning and Development Act 2000 (as amended) considered that the terms of the Fingal County Council Development Contribution Scheme 2021-2025 for the area has been properly applied in respect of Condition number 10.

AMEND condition number 6 so that it shall be as follows for the reason set out.

- 6. A minimum number three of the proposed car parking spaces on site shall be fitted with functional Electric Vehicle charging points from completion of the proposed development.

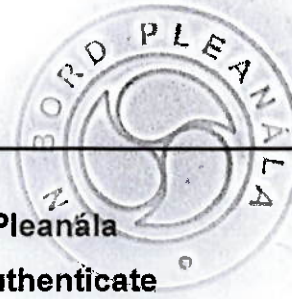
Reason: In the interest of sustainable transport.

Reason and Consideration

Having regard to section 14.17.10 (Electric Vehicle Parking) of the Fingal County Development Plan 2023 – 2029, which requires a minimum provision of 10% of all car parking spaces with functioning EV charging points, the nature of the proposed development and advice from the Transport Planning Section of the planning authority, the Board considers that the provision of three complying spaces would, in this instance, be consistent with the national Climate Action Plan 2023.


Declan Moore

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 17th day of FEBRUARY 2025.