



**Valerie Brennan,
RPS Group Ltd (RPS)
West Pier Business Campus
Dún Laoghaire
Dublin**

NOTIFICATION OF DECISION TO GRANT PERMISSION

PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED

Decision Order No. PB/0045/20	Decision Date 6 February, 2020
Register Ref. FW19A/0207	Registered 4 December, 2019

Area: Blanchardstown Mulhuddart

Applicant: GLV Bay Lane Limited

Development: A soil and stone recovery facility that will allow for the full restoration of the lands that currently constitute a disused quarry, access via the already established existing site entrance, a new temporary administration building, a new temporary welfare facility, a new temporary weighbridge office, the relocation of the existing weighbridge, a new temporary internal access road, a new temporary storage facility, a new temporary wheelwash facility, removal of the existing fuel storage tank, temporary car parking, temporary lighting, temporary associated infrastructure, landscaping and all ancillary site works. An Environmental Impact Assessment Report and a Natura Impact Statement accompany this planning application and both documents are available for inspection or purchase. The proposed development will require a waste licence from the Environmental Protection Agency in order to operate.

Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath / County Hall, Swords, Fingal, Co. Dublin \K67 X8Y2
Swords Office t: Registry (01) 890 5541 Decisions (01) 890 5670 Appeals (01) 890 5724
e: planning@fingal.ie www.fingal.ie

Bóthar an Gharráin, Baile Bhlainséir, Átha Cliath 15 / Grove Road, Blanchardstown, Dublin 15 D15 W638
Blanchardstown Office t: (01) 870 8434 e: blanch.planning@fingal.ie

Reg. Ref. FW19A/0207

Location: The Townland of Bay, Bay Lane, St Margarets, Co Dublin

Floor Area: 96.33 Sq Metres

Time extension(s) up to and including

Additional Information Requested / **Received** /

In pursuance of its functions under the above mentioned Act, as Planning Authority, the County Council for the County of Fingal did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the () conditions on the attached Pages.

*For inspection purposes only.
Consent of copyright owner required for any other use.*

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. (a) All of the environmental, construction and ecological mitigation measures set out in the Environmental Impact Assessment Report accompanying the application and other particulars submitted with the application to the planning authority shall be implemented by the developer in conjunction with the timelines set out therein, except as may otherwise be required in order to comply with the conditions of this order.
(b) The developer will retain an Ecologist to advise them during the duration of the project. The developer shall appoint an Ecological Clerk of Works (EcOW) who may be the Retained Ecologist, or a specialist/licenced ecologist as necessary to undertake or supervise particular operations/surveys which constitute mitigation measures and monitoring as detailed in the EIAR.

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

3. The mitigation measures contained within the Environmental Impact Assessment Report (EIAR) and Natura Impact Assessment (NIS), shall be fully implemented.

REASON: In the interests of protecting the environment and the proper planning and sustainable development.

4. The total volume of material to be imported to the site shall not exceed 1.4M (1,400,000) tonnes unless otherwise agreed with the planning authority.

Reason: In the interest of clarity in the extent of the permitted development.

5. Prior to the commencement of development, the Developer shall submit a final Construction Management Plan to the Planning Authority for its written agreement.

REASON: In the interests of proper planning and sustainable development.

6. The subject site shall be restored in accordance with the plans and particulars lodged with the application as modified by the conditions of this permission unless otherwise agreed. The final contours of the subject site shall be as indicated. Upon restoration the lands shall be used for agricultural purposes only.

REASON: To ensure that the development shall be in accordance with the permission. and that effective control be maintained.

7. A landscape design plan including specifications and management and maintenance details, prepared by suitably qualified professionals, shall be submitted and agreed with the Parks and Green Infrastructure Division prior to the commencement of works on site. The plan shall include details for all boundary treatments and a phased landscaping programme with particular attention given to the removal of existing hedgerow vegetation and replacement planting proposals.

Reason: In the interest of protection of the environment, the amenity of the area and the proper planning and sustainable development of the area

8. All structures, hardstanding and associated areas shall be removed not later than 6 months from the expiration of the permission hereby granted unless planning permission has been granted for their retention for a further period prior to that date.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

9. (i) The applicant/developer shall employ a qualified Archaeologist to monitor all groundworks in the north eastern section of the site to ensure there is no disturbance of the original ground level. Topsoil stripping associated with the development.
(ii) Should archaeological material be found during the course of monitoring, the Archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Heritage and Planning Division of the Department of Culture, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and shall facilitate the archaeologist in recording any material found.
iii) The Planning Authority and the Heritage and Planning Division of the Department of Culture, Heritage and the Gaeltacht shall be furnished with a , report, within 4 weeks of the completion of ground works, describing the results of the monitoring. .

REASON: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

10. The following requirements of the water services section shall be carried out in full;
 - a. The Developer proposes to install an on-site waste water treatment system to facilitate the proposed (temporary) welfare facilities. The foul drainage shall be in compliance with the 'Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006, or the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single dwellings (October 2009), whichever is applicable. Prior to commencement of construction the Developer shall submit full details, including a site characterization and treatment plant design proposal, for approval.
 - b. No foul drainage is to discharge into the surface water system under any circumstances
 - c. All discharge shall be in accordance with the EPA Trade Effluent License.

d. In accordance with the GSDSDS (Greater Dublin Strategic Drainage Study), the maximum allowable site discharge shall be limited to 2 l/s/ha or Qbar (whichever is the greatest) for frequencies up to and including the 1% AEP event. Although the Developer has designed for the 50 year event only (10.4.4 of the EIAR) it is stated (10.5.3.2 of the EIAR) that storage for the 100 year event would also be contained on site. The applicant shall ensure through calculation that sufficient attenuation capacity exists for the 1% AEP event.

e. In accordance with Objective WQ05 a riparian strip of 10-15m minimum measured from the top of bank shall be provided on each side of all watercourses. This shall apply therefore to the eastern, northern and western site boundaries, during all stages and at completion of the reinstatement process

REASON: In the interest of public health.

11. The following requirements of the transportation planning section shall be carried out in full;

a. The details of the phasing and implementation of the infill and restoration of the quarry shall be agreed in writing with the Planning Authority prior to the commencement of the filling operations. The phasing of the development will take account of adjacent development, Reg. Ref. FW17A/0119 upgrading works for Bay Lane.

b. The detail of the road pavement monitoring and inspections and any subsequent restoration required shall be agreed in writing with the Planning Authority prior to the commencement of the filling operations. All works shall be carried out at the expense of the developer in accordance with the specifications and conditions of the Planning Authority.

c. The following details shall be agreed in writing with the Planning Authority prior to the restoration phase of the of the proposed development:

(i) The design and construction details and extent of the works required to widen and upgrade Bay Lane over the site boundary of Bay lane (public road) shall include in particular a minimum of a 6.5m carriageway, footpath, cycle path and verges.

(ii) Alternative design details and layout of the existing proposed entrance.

(iii) A revised layout designating staff parking separated from the HGV movements.

d. All necessary works required for the upgrade to Bay Lane (the public road) to serve the zoned lands and the extent of the works required including road widening, drainage, footpath and cycle path connectivity, public lighting and road markings and signage shall be agreed in writing with the Planning Authority and shall be carried out at the expense of the developer in accordance with the specifications and conditions of the Planning Authority.

e. A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the approval of the Transportation Planning Section prior to construction.

f. The type of traffic generated by this type of development has a detrimental effect on the Road Network and it is considered appropriate that the applicant contribute to the restoration of the existing network in this area. The Developer shall Lodge with the Council a Cash Sum of €100,000 to be applied by the Council at its absolute discretion for the restoration of the existing road pavement and any associated services due to deterioration of the road pavement caused by the traffic to and from the development.

REASON: In the interest of road safety and the proper planning and development of the area.

12. The following air pollution and noise control conditions shall be complied with in full:

a) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 8.00a.m. or after 7.00p.m., Monday to Friday, and before 8.00 a.m. and after 1.00p.m. on Saturdays.

No activities shall take place in site on Sundays or Bank Holidays.

No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m.

No night time works shall be carried out without prior consultation with the Environmental Health Department of Fingal County Council

b) If there is any occasion when work must be carried on outside daytime hours, this department, local residents and businesses in areas which are likely to be affected by noise from the proposed works shall be notified in advance e.g. in letter or leaflet or advertisement form, of:

- Name, address and telephone number of company carrying out works
- Nature of and reason for works
- Likely duration and times of work

c) All site works carried out shall have regard to B.S.5228: 2009+A1:2014 Noise and Vibration control on construction and open sites to minimize noise from construction operations. All equipment used on site shall be fitted with effective silencers and/ or sealed acoustic covers. Should noise levels exceed the threshold level, steps shall be taken by the contractor to review the works and implement additional mitigation measures where practicable.

d) All necessary steps to minimize disruption from noisy activities to local residents / businesses. A programme of continuous noise monitoring shall be carried out at noise sensitive locations. The results of which shall be submitted to the Environmental Health Department of Fingal County Council on request.

e) All necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc. Should dust levels become excessive, steps will be taken by the contractor to review the works and implement additional mitigation measures where practicable.

f) A programme of dust monitoring shall be carried out by the developer at locations adjacent to the site boundaries and shall be made available to the local authority on an agreed basis and/or on request.

g) Set up monitory points at the proposed locations to measure total dust

deposition rates. The amount of dust deposited anywhere outside the proposed development, when averaged over a 30-day period, shall not exceed:

- 130mg/m² per day when measured according to the BS method which takes account of insoluble components only, or
- 350mg/m² per day when measured according to TA Luft, which includes both soluble and insoluble matter. (EPA compliance monitoring is based on the TA Luft method)

h) special consideration shall be taken to the siting of all mechanical equipment to prevent nuisance from noise or air emissions to the local businesses and residents in close proximity to the works. Tipping areas shall be located away from residential dwellings.

i) Noise due to the normal operation of the proposed development shall not cause a noise nuisance to nearby noise sensitive location shall not exceed the background level by 10dB(A) or more or exceed NG4 limits whichever is lesser.

Daytime (07:00 to 19:00 hrs) – 55dB LAr,T

Evening (19:00 to 23:00 hrs) – 50dB LAr,T

Night-time (23:00 to 07:00 hrs) – 45dB LAeq,T

(As measured from nearest noise sensitive location/s).

j) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials. There shall be no noise emissions from the site that would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

Reason: in the interest of the of the area.

13. The following requirements of the Dublin Airport Authority shall be complied with in full:

- a) The existing and predicted noise environment of the site shall be fully assessed with consideration for future airport growth.
- b) The developer shall demonstrate that internal noise levels appropriate for any noise sensitive uses such as office space can be achieved and maintained
- c) Appropriate noise mitigation measures shall be provided by the developer and implemented as required in the Fingal development Plan 2017-2023.
- d) The developer shall agree any proposals for crane operation (whether mobile or tower crane) in advance of construction with the Dublin Airport Authority and the Irish Aviation Authority.

Reason: in the interest of airport safety.

14. The EPA waste licence/waste facility permit, required for the operation of the proposal shall be complied with in full.

REASON: In the interest of sustainable waste management and pollution control.

15. Material being brought onto the site during operation (i.e. the clean soil and stone used to infill the site) shall be certified free of Third Schedule (of the EC (Birds and Natural Habitats) Regulation 2011 as amended) invasive species.

Reason: for the protection of natural habitats.

- 16.** All water to be pumped from the site during construction, shall be subject to receipt of a discharge licence from FCC and shall comply with all emission limit values set in the licence.

Reason: for the protection of natural habitats.

- 17.** Prior to Commencement of development the developer shall pay the sum of € 7,388.00 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the Council. The phasing of payments shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and which is provided, or which is intended to be provided by, or on behalf of the Local Authority.

Note on above Condition:

Please note that with effect from 1st January 2014, Irish Water are now the Statutory Body responsible for both water and waste water services (excluding surface water). Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. A separate charge will be levied by Irish Water in relation to the provision of water and/or wastewater treatment infrastructure and connections to same. Further details are available on the Irish Water website www.water.ie, Tel. (01) 6021000.

Signed on behalf of the Fingal County Council

7 February, 2020
for **Senior Executive Officer**

NOTES:

A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000. Copies of each compliance submission should be made in triplicate.

The applicant is required to remove Site Notice on receipt of Notification from Planning Authority of decision.

Please note all observations/submissions have been taken into consideration when making this decision.

Please also note that consent under the above Planning legislation does not imply consent under the Building Control Regulations. The onus is on all practitioners to ensure full compliance with the Building Control Regulations (In certain circumstances design changes may require planning permission).

It should be further noted that planning permission is required in respect of changes to a Protected Structure or the exterior of a building in an Architectural Conservation Area which materially affects the character of the building/ structure.

For inspection purposes only
Consent of copyright owner required for any other use.



Information Note - Public Water and Waste Water Networks

Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. The provision of a water services connection will be carried out by Irish Water in partnership with each Local Authority.

Any persons seeking a connection to any of Irish Water's networks should make an application in the first instance to their Local Authority who will act on behalf of Irish Water in processing the application.

A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on each Local Authority website.

It should be noted that Planning Authorities can no longer levy water and wastewater development charges and that these will now be incurred as part of the connection charge, if applicable.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.

INFORMATION for the purposes of Building Control;-

- **IMPORTANT NOTE NOW THAT YOU HAVE RECEIVED PLANNING PERMISSION or ARE INTENDING TO CARRY OUT BUILDING WORKS.**

BEFORE ANY BUILDING WORKS TAKES PLACE ON YOUR SITE YOU WILL NEED TO CHECK THE FOLLOWING [Pre-Development Planning Conditions](#), [Commencement Notice](#), [Construction Products Regulations \(CPR\) \(Regulation \(EU\) No. 305/2011\)](#) .

- **IF SOME OR ANY OF THESE ARE OMITTED YOUR BUILDING MAY BE AN UNAUTHORISED BUILDING AND YOU MAY BE GUILTY OF AN OFFENCE AND/OR YOU MAY BE SUBJECT TO PENALTIES.**
- **YOU SHOULD ALSO BE AWARE THAT IF YOU OMIT TO SUBMIT A VALID COMMENCEMENT NOTICE TO YOUR LOCAL AUTHORITY YOU MAY BE UNABLE TO GET A COMPLETION CERTIFICATE AND THIS MAY HAVE SERIOUS LONG TERM CONSEQUENCES.**

(The information is for guidance purposes only and does not purport to be a legal interpretation or constitute legal or professional advice.)

1. Pre-Development Planning Conditions;

1. If there are any Pre-Development conditions on the schedule of conditions attached to your planning permission you should give your immediate attention to them prior to the commencement of your development.

Note: All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same

2. Commencement Notice; www.localgov.ie

In accordance with the Building Control Regulations you are obliged to submit a Commencement Notice prior to commencement of the development and it must be received by the BCA not less than 14 days and not more than 28 days before you wish to commence. Commencement Notice forms may be downloaded from www.localgov.ie, @ **BCMS**. Please complete same and submit on-line to BCMS.

- (a) A completed copy of the commencement notice which must be signed by the owner of the works and must (refer to section 9 [S.I. No 9 of 2014](#)) be to be accompanied by the following;
 - a. General Arrangement Drawings
 - b. A schedule of design documents as are currently prepared or to be prepared
 - c. An online- assessment via the Building Control Management System of the proposed approach to compliance with the requirements of the Building Regulations 1997 to 2014;
 - d. The preliminary inspection plan
 - e. A Certificate of Compliance (Design)
 - f. Notices of Assignment in respect of the Builder who will carry out the works and of the Assigned Certifier who will inspect and certify the works, and
 - g. Certificates of Compliance signed by the Builder and the Assigned Certifier undertaking to carry-out their roles in accordance with the requirements of the Building Regulations.

With regard to the above, please note that:

1. The Designer and the Assigned Certifier must be a [Chartered Engineer](#), or [Registered Architect](#) or [Registered Surveyor](#)
2. A Competent Builder must execute the work

3. Your drawings must show details of how your Building will comply with the Building Regulations - drawings submitted for planning permission purposes are not typically building control compliance drawings.
4. The commencement notice and accompanying documentation must be filed electronically via the online Building Control Management System. Where notices and documentation are submitted in written format, the building control authority will arrange for scanning and uploading of same for which an administrative charge will apply and statutory deadlines relating to such notices may be delayed by up to seven days.

(Note: Statutory approvals relating to fire safety and disabled access continue to apply where relevant and are not affected by the above changes).

For more information; <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>

3. Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011)

CE MARKING of construction products covered by harmonised European Standards is mandatory, when the construction product is placed on the market.

You need to ensure that you appoint competent professionals.

Whilst the CPR concerns itself with the conditions which apply when placing a construction product on the market, clients, specifiers, designers and builders etc. should be aware of the following when incorporating construction products into building works:

1. When drawing up specifications, refer to the harmonized technical specifications and specifically to the performance requirements of individual characteristics when necessary,
2. When choosing the products most suitable for their intended use in construction works, review the manufacturer's Declaration of Performance,
3. Check National Annexes or Standard Recommendations which give guidance on appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at www.nsa.ie, and

NOTE; All works should be carried out using "proper materials...which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further information on the Building Regulations see <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>

Construction Products Regulation

The Department of Housing, Planning & Local Government has in relation to the Construction Industry and Brexit produced two documents to raise awareness among specifiers, designers and builders of the need to look for CE marking on construction products and the accompanying Declarations of Performance.

The following is a link to an Information Leaflet: Brexit - Construction Products Regulations:

<https://www.housing.gov.ie/corporate/brexit/brexit-construction-products-regulation>

The following is a link to Construction Industry – Be Prepared FAQ document :

https://www.housing.gov.ie/sites/default/files/publications/files/construction_industry_-_be_prepared_for_no_deal_brexit_-_frequently_asked_questions.pdf

*For inspection purposes only.
Consent of copyright owner required for any other use.*

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of eight weeks beginning on the date of Planning Authority's **decision** on the second application. For full details of fees, refunds and exemptions the Planning & Development Regulations, 2001 should be consulted.

(B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanála by the applicant or ANY OTHER PERSON who made submissions or observations in writing to the Planning Authority in relation to this planning application within four weeks beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received). A person who has an interest in land adjoining land in respect of which permission has been granted may within the appropriate period and on payment of the appropriate fee apply to the Board for Leave to Appeal against that decision.
1. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. Appeals should be sent to:
The Secretary, An Bord Pleanála, 64 Malborough Street, Dublin 1.
2. An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanála will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below. In the case of third party appeals, a copy of the acknowledgement of valid submission issued by F.C.C. must be enclosed with the appeal.
3. A party to an appeal making a request to An Bord Pleanála for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a further fee (see 7 (f) below).
4. Where an appeal has already been made, another person can become an "observer" and make submissions or observations on the appeal. A copy of the appeal can be seen at the Planning Authority's office.
5. If the Council makes a decision to *grant permission/ retention/ outline/ permission consequent on the grant of outline* and there is no appeal to An Bord Pleanála against this decision, a final grant will be made by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will issue the final grant as soon as may be after the withdrawal.
6. Fees payable to An Bord Pleanála from 5th September 2011 are as follows:

Case Type

Planning Acts

(a) Appeals against decisions of Planning Authorities	
Appeal	
(i) 1 st party appeal relating to commercial development where the application included the retention of development	€4,500 or €9,000 if an EIS or NIS involved
(ii) 1 st party appeal relating to commercial development (no retention element in application)	€1,500 or €3,000 in EIS or NIS involved
(iii) 1 st party appeal non-commercial development where the application included the retention of development.	€660
(iv) 1 st party appeal solely against contribution condition(s) – 2000 Act Section 48 or 49	€220
(v) Appeal following grant of leave to appeal (An application for leave to appeal is also €110)	€110
(vi) An appeal other than referred to in (i) to (v) above.	€220
(b) Referral	€220
(c) Reduced fee for appeal or referral (applies to certain specified bodies)	€110
(d) Application for leave to appeal (section 37(6)(a) of 2000 Act)	€110
(e) Making submission or observation (specified bodies exempt).	€50
(f) Request for oral hearing under Section 134 of 2000 Act	€50

NOTE: the above fee levels for planning appeals and referrals remain unchanged from those already in force since 2007 (but note the addition of NIS in (i) and (ii) above).

Fees apply to: All third party appeals at 7(a)(iv) above except where the appeal follows a grant of leave to appeal; First party (section 37 appeals) planning appeals not involving commercial or retention development, an EIS or NIS. All other (non section 37) first party appeals.

These bodies at 7(c) above are specified in the Board's order which determined fees. They include planning authorities and certain other public bodies e.g. National Roads Authority, Irish Aviation Authority.

NB. This guide does not purport to be a legal interpretation of the fees payable to the Board. A copy of the Board's order determining fee under the Planning Act is obtainable from the Board. Further information about fees under other legislation may be found in the appropriate legislation and is also available from the Board.

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanála for clarification at **(01) 8588 100**.