



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.247876**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 12<sup>th</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the location of the site on the heavily trafficked Ballycoolin Road, in close proximity to its junction with the Rosemount Business Park and its roundabout junction with the Snugborough Road, it is considered that the proposed development would give rise to conflicting vehicular movements and would endanger public safety by reason of traffic hazard and obstruction of road users.
2. The proposed development is located in an area zoned HT – High Technology in the current Fingal County Development Plan, the objective for which is to provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment. The proposed development, which comprises an unmanned filling station, would not facilitate opportunities for high technology and advanced manufacturing, major office and research and development based employment within high quality, highly accessible, campus style settings. The proposed development would, therefore,

materially contravene the land use zoning objective, as set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.

3. The proposed development would be premature pending the finalisation of the preferred route for the light rail project and would, therefore, contravene materially objective 'Blanchardstown 8' of the current County Development Plan to support the delivery of a light rail corridor. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12<sup>th</sup> May 2017

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Philip Jones