

An
Bord
Pleanála

BOard Direction
BD-008975-21
ABP-309287-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/08/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The application site is zoned EE with an objective 'To provide for enterprise and employment related uses', and is located in an area that is not proximate to or integrated with sustainable transport and other urban land uses, located a significant distance from closest town centre or regeneration lands and therefore, if granted, the development for which retention permission is sought and the proposed development would not support compact urban development and sustainable transport and would be contrary to policy objectives ETI-2 and ETI-6 of the South Dublin County Council Development Plan 2016-2020. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development for which retention permission is sought, taken in conjunction with proposed change of use from ancillary office use to office use, which combined would comprise of 995 sq. m. gross floor office space would constitute an intensive office based employment use, at a location

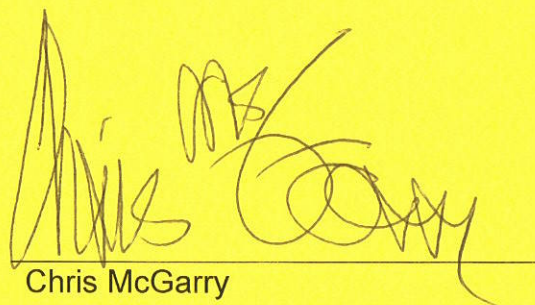
deficient in public transport or walking and cycling facilities and located a significant distance from existing residential areas and public transport services and would give rise to increased traffic movement to and from the site, especially at rush hour, that would contribute to traffic congestion close to a national road network, would set a precedent for similar type people intensive development. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the application site, within an industrial/Business Park, where no cafes, restaurants, shops are operating and taking into consideration the size of the proposed canteen (internal and without windows) within the proposed development, which size is considered to be small to cater for the number of people potentially working in the building, it is considered that the development for which retention permission is sought and the proposed development would be deficient in the provision of staff amenities to support the office based population on site. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. The development for which retention permission is sought and the proposed development would set an undesirable precedent for other similar developments, which would by itself and cumulatively, be harmful to the growth of existing warehousing development in the area and would seriously injure the amenities of the area. The development for which retention permission is sought and the proposed development, would be contrary to the proper planning and sustainable development of the area.

In deciding **not** to accept the Inspector's recommendation to grant permission, the Board considered the totality of the documentation submitted with the application and appeal including the submission from the applicant in response to a Section 132 request, received by the Board on the 23rd June 2021 and which confirmed that the proposed development would include *inter alia*, a significant office based population on site, employed in relation to a full range of service operations run by the company EKCO, and not confined to the operation of the disaster recovery/business continuity centre on site. Furthermore, the applicant has confirmed that the site will serve as the Headquarters office for EKCO with a staff complement described variously as c.30 and over 30 persons. Of these only 2 would actually be employed on services related to the disaster recovery/business continuity centre use. In addition, the Board is not satisfied from the description of the disaster recovery/business continuity centre that the overall number of persons on site at any one time would not be significant. In this regard the Board shared the view of the planning authority that the proposed development would be in the manner of an intensive office based employment use at a location poorly served by public transport, sustainable transport operations and associated services, such as cafes, restaurants.

Board Member



Chris McGarry

Date: 26/08/2021

