

**An  
Bord  
Pleanála**

**Board Direction  
BD-011807-23  
ABP-312521-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2023.

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

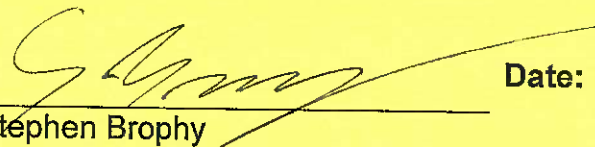
### **Reasons and Considerations**

1. The subject site is within the "RU" Rural Zoning Objective under the Fingal Development Plan 2017-2023, the objective of which is to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, the rural landscape, and the built and cultural heritage'. The proposal involves the provision of an HGV trailer parking area and a bunded fuel tank and associated pumps and refuelling area on undeveloped 'RU' zoned lands at the eastern side of the site. 'Heavy Vehicle Park' and 'Fuel Depot/Fuel Storage' use class are listed within the 'Not Permitted' use class category applicable to the 'RU' Zoning Objective. The proposed development therefore materially contravenes the "RU" Zoning objective of the Fingal Development Plan 2017-2023 and as such would be contrary to the proper planning and sustainable development of the area.

2. The proposed development includes a new access to the south of the current access on the R108. The existing horizontal alignment of the R108 incorporates a series of bends in the vicinity of the proposed development resulting in difficulty achieving the required sightlines in accordance with the relevant standards. A significant blind spot in a northerly direction on the existing road would result in

sightline of approximately 75m to 80m, which is significantly below the 145m sightline required in accordance with the Transport Infrastructure Ireland standards. The proposed access is substandard and the movement of traffic into and out of the site would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

Board Member

  
Stephen Brophy

Date: 17/02/2023