

An
Bord
Pleanála

Board Direction
BD-012529-23
ABP-315961-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2023.

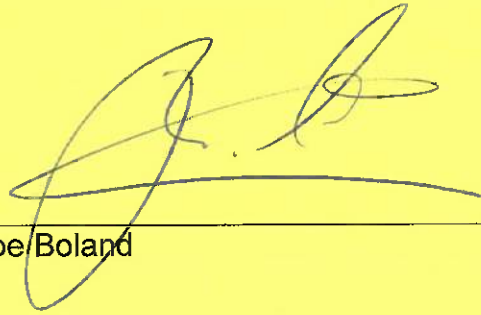
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located within an area zoned GE 'General Employment' in the current Fingal County Development Plan, the objective for which is to provide opportunities for general enterprise and employment. This objective is considered reasonable. The retail use to be retained would materially contravene the zoning objective of the current Fingal County Development Plan and would militate against the consolidation of existing industrial areas as advocated in the Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the sites 'GE' General Employment zoning objective it is considered that the development to be retained and permitted would not comply with the retail hierarchy of the current Fingal Development Plan which prioritises retail development in the designated centres on lands zoned for Major Town Centre, Town Centre, Local Centre and Rural Village and would, therefore, undermine their retail function. The development would not comply with Policy

EEP32 to support and reinforce the retail strategy and would be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'J. Boland', written over a horizontal line.

Joe Boland

Date: 22/06/2023