

An
Coimisiún
Pleanála

Direction
CD-020296-25
ABP-319636-24


The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

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

Planning

Commissioner:

Date: 22/07/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the subject site within an area zoned to "Protect and provide for a Greenbelt" in the Fingal Development Plan 2023-2029, it is considered that the development of an abattoir, enclosed yard, on-site wastewater treatment plant, revised site entrance off Kilshane Road and all associated site works, by virtue of the nature and scale of the proposed development, would conflict with the zoning objective and vision for the lands zoned Greenbelt which are intended to, inter alia, permanently demarcate the boundary between urban and rural area, to check unrestricted sprawl of urban areas, to prevent opportunities for countryside access

and recreation, retain attractive landscapes, and retain land in agricultural use. It is therefore considered that the proposed development would conflict with the zoning objective for the subject lands as set down in the Fingal Development Plan 2023-2029 and would be contrary to the proper planning and sustainable of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted that an abattoir is a recognised land use, which is specifically referenced in the context of other land use zonings in the Fingal Development Plan 2023-2029, but that abattoirs are neither listed as "Permitted in Principle" nor "Not Permitted" in areas to which Greenbelt zoning applies. Therefore, in accordance with section 13.1 of the development plan, the proposed use was assessed in terms of its contribution towards the achievement of the Zoning Objective and Vision as set out in the development plan. Having regard to the nature and scale of the proposed development, the extent of hedgerow which would be required to be removed to facilitate a safe vehicular access, the fact that the landholding on which the facility was to be located constituted just a portion of a much larger area of farmed land which would supply animals for processing, it was considered that the proposed development of an undeveloped parcel of agricultural land, at the edge of the built-up area of the city, for use as an abattoir would conflict with the zoning objective and vision for the Greenbelt which aim to, inter alia, permanently demarcate the boundary between urban and rural area, to check unrestricted sprawl of urban areas, to prevent opportunities for countryside access and recreation, retain attractive landscapes, and retain land in agricultural use. The Commission noted the inspector's comments that cattle were to be sourced from within the same farm to which the proposed abattoir relates. However, the inspector also noted that the proposed abattoir was to be developed on a 31-hectare landholding, but that the applicant is actively managing and additional 102-hectares of land elsewhere. No information has been provided as to the location of those lands, how many cattle from these additional lands were to be transported to be proposed abattoir for processing, or the character and frequency of such transports.