

An  
Bord  
Pleanála

**Board Direction**  
**BD-019373-25**  
**ABP-321306-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2025.

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

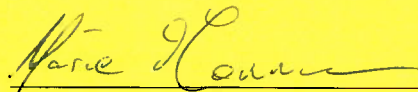
### **Reasons and Considerations**

Having regard to the location of the site within an area zoned 'GE' General Employment of the Fingal County Development Plan 2023 -2029, the zoning objective for GE which is 'to provide for general enterprise and employment', the vision for this zoning which is to 'Facilitate opportunities for compatible industry and general employment uses including appropriate sustainable employment and enterprise uses, logistics and warehousing activity in a good quality physical environment', the development of a licensed corporate and private event facility within an operational warehouse/office unit is not compatible with the existing use of the building or the enterprise uses and warehousing activities within the Airways Industrial Estate and 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 agreed that the proposed use is not a class that is stated in the Development Plan that is 'permitted' or 'not permitted' and should therefore be considered in terms of its contribution towards achieving the GE zoning objective and vision. The Board did not agree that a licensed corporate and private event facility within an operational

warehouse/office unit was a compatible enterprise use in the Airways Industrial Estate or provide appropriate sustainable employment in a good quality physical environment and as such would not contribute towards achieving the GE Zoning objective and vision.

**Board Member**

  
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Marie O'Connor

**Date:** 03/04/2025