



An
Coimisiún
Pleanála

Direction
CD-020656-25
ABP-322553-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 12/09/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the 'HT' – High Technology zoning objective for the site, as listed within the Fingal County Development Plan 2023-2029, the objective of which is to 'provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment', the proposed amendment seeks to change the permitted use of an approved light industrial unit into a self-storage unit. The 'HT' zoning objective seeks to develop high end; high-quality and high value uses with a clear indication of employment generation. The proposed use is considered to be more akin to a warehousing typology, does not indicate that such levels of employment would be provided, and the proposed development does not adequately demonstrate that it would be appropriate at this location. Significant investment has been undertaken in the road

network serving this site and permitting this use would set a poor precedent for similar development in the area, which would erode the intention of zoning for locating appropriate development in the context of sustainable development and consolidation of uses. The proposed development would, therefore, contravene the 'HT' development objective indicated in the Fingal Development Plan 2023 – 2029 for the zoning of land for the use solely, or primarily of particular areas for particular uses and would, therefore, be contrary to the proper planning and sustainable development of the area.