

The submissions on this file and the Inspector's report were considered at a meeting held on 23 September 2026.

The Commission decided generally in accordance with the Inspector's recommendation, to make a split decision, to

1. Grant retention permission for

- (i) An internal mezzanine floor and associated office accommodation, including 2 no. roller doors,
- (ii) The partial infilling of an existing covered storage bay, including a mezzanine floor and roller door, and
- (iii) Trailer parking spaces

for the reasons and considerations marked (1) hereunder, and subject to the conditions set out below, and

2. Refuse permission for

car parking spaces which were required to be removed under Condition No. 5 of Planning Ref. F20A/0549, together with the northern boundary treatment.

for the reasons and considerations marked (2) hereunder.

Planning Commissioner:



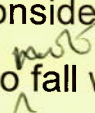
MaryRose McGovern

Date:

23rd day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

Having regard to the provisions of the Fingal County Development Plan 2023-2029, to the location and setting of the subject site at this established warehouse/industrial park, and to the nature and scale of the works proposed to be retained, it is considered that the works including internal works, partial infilling of storage bay and roller doors, are minor, and would not give rise to a significant visual impact on the surrounding area. It is also considered that the  HGV trailer parking spaces proposed to be retained, which do  fall within the development plan's parking standards as set out within Section 14.17.7 (Car Parking), would not result in any negative impact on the surrounding area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority, prior to commencement of the development and the development shall be carried out, completed and retained, in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Except as may otherwise be agreed in writing with the planning authority, the developer shall implement all landscaping proposals and requirements previously approved under Condition 5 of Plan. Ref. F20A/0549 and the subsequent compliance submission. The agreed landscape masterplan shall be implemented in full no later than the first planting season following the grant of permission. Any plant failures shall be replaced until such time as the planting scheme has become established.

Reason: In the interests of landscaping and amenity.

Reasons and Considerations (2)

Having regard to the provisions of the Fingal County Development Plan 2023-2029, in particular to Section 14.17.7 (Car Parking), Section 14.18 which sets out the primary areas of car parking zones, and Table 14.19 which sets out Car Parking Standards to be applied within the Zone 1 and Zone 2 areas identified by Section 14.18, and having regard to the location of the subject site within an established warehouse/industrial park within Zone 2 for car parking standards, at

a location which is zoned “FP- Food Park”, which seeks to facilitate the operations of a state-of-the-art food park intended to operate at a national and international scale, and to optimise its strategic value to the regional economy, it is considered that the applicant has failed to demonstrate that the development proposed to be retained would accord with the development plan’s policies and objectives, including the specified car-parking standards for warehouse/distribution uses. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.