

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Fingal County**

**Planning Register Reference Number: F16A/0397**

An Bord Pleanála Reference Number: PL 06F.247665

**APPEAL** by Genvest ULC care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 3<sup>rd</sup> day of November, 2016 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development comprising three five-storey office blocks, which will provide a total of 23,970 square metres of office floor space, together with undercroft areas providing a further 5,048 square metres of space comprising parking, services and storage space for each building. The total gross floor area of the buildings is 29,018 square metres. The site occupies an area of 4.98 hectares. Block 1 will have a maximum height of 23.19 metres above ground level and will provide 7,404 square metres of office floor space, together with car and bicycle parking, shower facilities, bin storage facilities and plant service areas at an undercroft parking level; Block 2 will have a maximum height of 23.31 metres above ground level and will provide 8,283 square metres of office floor space, together with car and bicycle parking, bin storage facilities and plant service areas in an undercroft parking level; Block 3 will have a maximum height of 23.31 metres above ground level and will provide 8,283 square metres of office floor space, together with car and bicycle parking, bin storage facilities and plant service areas in an undercroft parking level. Blocks 2 and 3 will comprise a combined floor space at basement level, accessible via a common vehicular entrance and providing common bicycle storage and shower facilities. All three buildings are also provided with plant enclosures at roof level. At ground floor level and above ground levels all buildings will provide open plan office space, with centrally located core areas which provide toilet facilities, lift shafts and stair cores. A total of 474 parking spaces will be provided at surface level and in undercroft areas. The proposal also includes the provision of an access road, linking to the existing road from the Stockhole Lane roundabout; alterations to the roundabout junction of the R139 and Stockhole Lane, to facilitate the provision of a left through lane on the northern side of the R139;

foul and surface water drainage; hard and soft landscaping including a water feature in the centre of the site; three number electricity substations and all other site services and infrastructure. The planning application also includes the submission of a Masterplan, all at site located west of Stockhole Lane, north of the R139 Clonshaugh Road and east of the M1 motorway, Clonshaugh, County Dublin.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to

- the nature and scale of the proposed development which comprises 'Phase 1' of a larger master plan scheme prepared by the applicant,
- the site's location in close proximity to the strategic junction of the M1 and M50 motorways,
- the distance of the site from high capacity public transport nodes and the limited potential for the development to be accessed by public transport, walking and cycling, and
- the large quantum of similarly zoned High Technology and other employment related zoned lands in the vicinity,

and notwithstanding:-

- the identification of these lands for development in successive Development Plans,
- the HT, 'High Technology' zoning objective for these lands in the Fingal County Development Plan 2017-2023, and

- the transport mitigation measures proposed in the planning application and appeal,

it is considered that the proposed development:

- would adversely affect the use of the M1 and M50 national roads by traffic,
- would adversely affect the strategic and local road network,
- would be premature pending a strategic review of transport and land use integration in the South Fingal area as required by Objective MT07 of the Fingal County Development Plan 2017-2023,
- would be deficient in terms of meeting the 'masterplan' requirements set out under Objective ED94, ED95 and Section 11.3 of the Fingal County Development Plan 2017-2023 which, inter alia, require engagement with 'key stakeholders, relevant agencies and sectoral representatives' and further require that masterplans will be subject to a public consultation process, and
- would set an undesirable precedent for office large scale office space on similarly zoned High Technology lands in the area where there is limited public transport connectivity.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2017.**