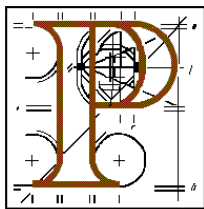


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: FW16A/0152

An Bord Pleanála Reference Number: PL 06F.247876

APPEAL by Emo Oil Limited care of Brendan Grimes Limited of Oak Farm, Milverton, Skerries, County Dublin against the decision made on the 9th day of December, 2016 by Fingal County Council to refuse permission to the said Emo Oil Limited.

PROPOSED DEVELOPMENT: The construction of an unmanned petrol filling station consisting of: (1) two number four hose pumps under the high tech circular canopy system dispensing petrol and diesel on each side of the pump. (2) Two number six hose pumps under the canopy system dispensing Diesel, Marked Gas Oil (MGO) and Ad Blue. (3) Two number single hose 'Slave' pumps under the canopy system dispensing Diesel. (4) Two number outdoor payment terminals on the six hose pump diesel islands. (5) Five number electrical cabinets, one on each island, measuring 2,400 millimetres high and 900 millimetres by 900 millimetres on plan. (6) Three underground storage tanks one 60,000 litre split 50,000 litre diesel and 10,000 litre MGO. One 40,000 litre underground tank storing unleaded petrol and one 5,000 litre underground tank storing Ad Blue. (7) All associated fuel pipework between the pumps and underground tanks and fill points and vents. (8) Concrete surfacing in the fuel dispensing forecourt and over the tanks farm. Asphalt surfacing through the remainder of the site. The drainage from the forecourt and underground tank farm will be drained into a 10,000 litre petrol interceptor and from there into the site attenuation system and from there into the existing local authority drainage system. The drainage from the remainder of the site will drain into a 5,000 litre interceptor and from there into the local authority

drainage system. (9) Landscaped boundary treatment in agreement with the local authority on the eastern and western boundary. (10) Retention of the existing stone wall along the road frontage on the Ballycoolin Road except at the proposed entrance and exit. (11) Advertising along the edges of the high tech circular canopy system and a stand-alone six-metre high advertising monolith in the north-western corner of the site. (12) Vehicle entrance and exit entrances along the Ballycoolin Road, Blanchardstown, County Dublin, all on a plot in townland of Ballycoolin, Ballycoolin Road, Blanchardstown, 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

1. Having regard to the location of the site on the heavily trafficked Ballycoolin Road, in close proximity to its junction with the Rosemount Business Park and its roundabout junction with the Snugborough Road, it is considered that the proposed development would give rise to conflicting vehicular movements and would endanger public safety by reason of traffic hazard and obstruction of road users.
2. The proposed development is located in an area zoned HT – High Technology in the current Fingal County Development Plan, the

objective for 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 development, which comprises an unmanned filling station, would not facilitate opportunities for high technology and advanced manufacturing, major office and research and development based employment within high quality, highly accessible, campus style settings. The proposed development would, therefore, materially contravene the land use zoning objective, as set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.

3. The proposed development would be premature pending the finalisation of the preferred route for the light rail project and would, therefore, contravene materially objective 'Blanchardstown 8' of the current County Development Plan to support the delivery of a light rail corridor. 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.