



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20A/0019

APPEAL by Nik Kasapi care of AK Planning of Mill Road, Corbally, Limerick against the decision made on the 26th day of March, 2020 by Fingal County Council to refuse permission.

Proposed Development: Retention of temporary development (five year duration) consisting of the following: (a) hardstanding external car park for circa 45 number cars with vehicular access onto the public road, (b) an external car wash bay, (c) a steel clad commercial unit (circa 287 square metres) for both internal parking/recovery and car valeting, (d) a chemical WC cubicle for staff, (e) advertising signage as erected, (f) external lighting column and CCTV cameras and (g) connection to surface water network and all other associated site works. All at Ballycoolin, Ballycoolin Road, Blanchardstown, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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. The subject site is located on 'HT zoned land within the Fingal Development Plan 2017-2023. Notwithstanding the temporary nature of the application, the lands are zoned to facilitate opportunities for high technology, high technology and advanced manufacturing, major office and research and development-based employment within high quality, highly accessible, campus style settings. The site is also identified in the development plan to provide a Light Rail Corridor and a Stop. The development proposed for retention in terms of design and uses are considered wholly inappropriate, substandard and do not provide exemplar sustainable design and aesthetic quality. The development proposed for retention would, therefore, materially contravene the landuse zoning objective and the associated vision as set out in the Fingal Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

2. The development proposed for retention is located on the heavily trafficked Ballycoolin distributor road in close proximity to the junction with Snugborough Road and immediately opposite the access to Rosemount Business Park Road. It is considered that traffic movements generated from the development proposed for retention would endanger public safety by reason of traffic hazard and obstruction of road users.

3. The development proposed for retention would materially contravene Objective BLANCHARDSTOWN 8 and Objective DMS122 of the Fingal Development Plan 2017-2023 which seeks to protect the Light Rail Corridor and ensure its stops are kept free from development. The development proposed for retention would, therefore be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.