

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20A/0126

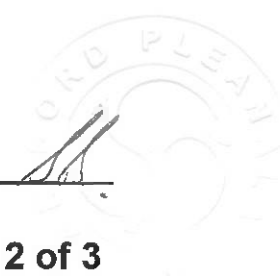
Appeal by IPUT plc care of Thornton O'Connor of 1 Kilmacud Road Upper, Dundrum, Dublin in relation to the application by Fingal County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 24 of its decision made on the 8th day of March, 2021.

Proposed Development: The development will comprise the provision of four number warehouses with marshalling offices, ancillary office space, staff facilities and associated development. The buildings will have a maximum principal height of 17.07 metres to the top of the parapet above ground floor level and will comprise the following areas:- Unit 1 will have a gross floor area of 21,578 square metres including a warehouse (20,252 square metres), marshalling office (66 square metres), ancillary office space (1,216 square metres) and plant (44 square metres); Unit 2 will have a gross floor area of 9,206 square metres including a warehouse (8,347 square metres), marshalling office (66 square metres), ancillary office space (757 square metres) and plant (36 square metres); Unit 3 will have a gross floor area of 16,525 square metres including a warehouse (15,478 square metres), marshalling office (66 square metres), ancillary office space (944 square metres) and plant (37 square metres); and Unit 4 will have a gross floor area

of 7,342 square metres including a warehouse (6,648 square metres), marshalling office (66 square metres), ancillary office space (589 square metres) and plant (39 square metres). A gate house with a gross floor area of 14 square metres will be positioned to the south-west corner of the site. The development will also include the repositioning of the access from the L3125 Road to the north of the site to provide a new entrance and a second vehicular access will be provided from the R135/Elm Road to the south-west. Road upgrade works are proposed along the L3125 to the north of the site which include the partial upgrade of Kilshane Cross signalised junction to incorporate a left turning lane and upgraded signals on the L3125 Local Road eastern approach arm and the provision of cycle paths and pedestrian footpaths. There will also be internal roadways; pedestrian access; 502 number ancillary car parking spaces; bicycle parking; HGV parking and yards; level access goods doors; hard and soft landscaping; boundary treatments; ESB substations; signage; PV panels; lighting and associated site development works above and below ground. The total gross floor area of the development is 5,763 square metres (including warehouse structures, gate house and ESB substations); all site of circa 14.0595 hectares at Newtown, Kilshane Cross, County Dublin.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 24 and directs the said Council to ATTACH condition number 24 and the reason therefor.



Reasons and Considerations

Having regard to the Fingal County Council Development Contribution Scheme 2021-2025, and the submissions made in connection with the application and appeal, it is considered that there are no exemptions or reductions within the Scheme that would apply to the circumstances of this case, and that the development contributions required under condition number 24 of this permission are payable in respect of the subject development. It is, therefore, considered that the terms of the Scheme have been properly applied in this instance.

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.

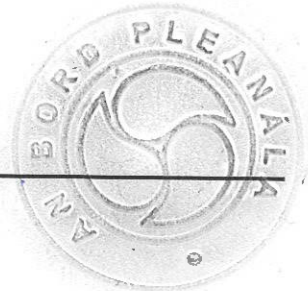


Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 11th day of October 2021.