

An  
Bord  
Pleanála

**Board Order**  
**ABP- 312521-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0572**

**Appeal** by Aramex Ireland Limited care of The Planning Partnership, The Bank Building, 52 Oliver Plunkett Street, Mullingar, County Westmeath against the decision made on the 13<sup>th</sup> day of December 2021 by Fingal County Council to refuse permission.

**Proposed Development:** (1) A 505 square metre logistics warehouse building extension, the height of which does not exceed nine metres, between warehouse 1 and 6. (2) The change of use of part of existing Warehouse 1 building (313 square metres) from warehouse to office, with an additional floor into a two-storey ancillary office floor space totalling 626 square metres, this will consist of offices, canteens, toilets, and shower facilities with the alteration of the elevations and existing office floor layout to accommodate the additional office space. (3) A 1,558 square metre logistics warehouse building extension, the height of which does not exceed 11 metres to the east of Warehouse 2, 5 and 3. This extension will also incorporate two-storey staff facilities totalling 294 square metres consisting of offices, canteen, toilets and shower facilities. (4) A 1,834 square metre logistics warehouse building extension, the height of which does not exceed 11 metres to the east of Warehouse 4. (5) A new single storey security hut and one number ESB substation and internal site lighting and demolition of existing security prefab. (6) New vehicular and

pedestrian entrance to the south of the existing warehouse 2, 5 and 3 from the R108 road. (7) HGV trailer parking area with associated dock levellers and circulation space to the proposed buildings, a truck wash facility, a bunded fuel tank with associated pumps and refuelling area. (8) New boundary wall with railing detail to the southern boundary. All landscaping, car parking, visitor car park access and disability access car parking spaces and cycle parking, 2.4 metres high perimeter fencing to the eastern boundary, site services and all associated site works above and below ground to accommodate the proposed works including new treatment system and percolation area, underground foul and storm water drainage network and attenuation area at Belinstown, Ballyboughal, County Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

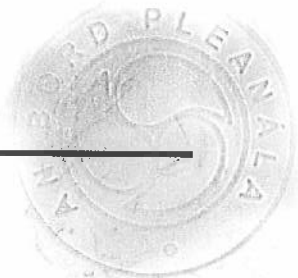
1. The subject site is within the "RU" Rural Zoning Objective under the Fingal Development Plan 2017-2023, the objective of which is to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, the rural landscape, and the built and cultural heritage'. The proposal involves the provision of an HGV trailer parking area and a bunded fuel tank and associated pumps and refuelling area on undeveloped 'RU' zoned lands at the eastern side of the site. 'Heavy Vehicle Park' and 'Fuel Depot/Fuel Storage' use class are listed within the 'Not Permitted' use class category applicable to the 'RU' Zoning Objective. The proposed development would, therefore, materially contravene the "RU" Zoning objective of the development plan and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development includes a new access to the south of the current access on the R108. The existing horizontal alignment of the R108 incorporates a series of bends in the vicinity of the proposed development resulting in difficulty achieving the required sightlines in accordance with the relevant standards. A significant blind spot in a northerly direction on the existing road would result in sightline of approximately 75 metres to 80 metres, which is significantly below the 145 metres sightline required in accordance with the Transport Infrastructure Ireland standards. The proposed access is substandard and the movement of traffic into and out of the site would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this *20* day of *February* 2023