



An
Bord
Pleanála

Board Order ABP-315260-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0240

Appeal by Scafftex Limited care of Jim Brogan of Unit B1, Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 8th day of November, 2022 by Fingal County Council to refuse permission.

Proposed Development: Scaffolding storage and distribution yard comprising of two number office containers, six number car spaces, a new vehicular entrance, on-site wastewater treatment unit and percolation area and all associated site works. Works to the junction to the east of the site will include realignment and widening of the existing T-junction at the intersection of Old Turvey Avenue and New Turvey Avenue and all associated site works, all at Junction of R132 and Old Turvey Avenue and including works to the T-junction to the east of the site at the intersection of Old Turvey Avenue and New Turvey Avenue, Donabate, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the characteristics of the site, including the high water table, the vulnerability of the wider site to flooding, and the capacity of the proposed wastewater treatment system to operate effectively, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development would not be prejudicial to public health, and would not cause pollution that would adversely affect the water quality in the Turvey River, and the integrity of the Malahide Estuary Special Area of Conservation (Site Code: 000205) and the Malahide Estuary Special Protection Area (Site Code: 004025), or any other European Site, in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.



Liam Bergin

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

Dated this 23rd day of July 2024.