



An
Bord
Pleanála

Board Order ABP-315868-23

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22A/0273

Appeal by B&H Inns Limited care of Plantech Design Limited of 721 Northwest Business Park, Kilshane Way, Dublin against the decision made on the 23rd day of January, 2023 by Fingal County Council to refuse permission.

Proposed Development: Retention of a car wash facility unit, including the use of and connections to all associated water, wastewater and drainage at car park land at The Bell, Castleknock Road, Blanchardstown, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the land-use zoning objective 'TC' of the site in the Fingal County Development Plan 2023-2029, the objective of which is to 'protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities', it is considered that the development proposed to be retained would be contrary to the said zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the drainage arrangements represent a sustainable approach to servicing the development proposed to be retained due to the unobstructed discharge of wastewater into the public mains system. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that, by reason of its design, scale and location, the development proposed to be retained would seriously injure the visual and residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that the development proposed to be retained, which would result in the intensification of use of an access onto Castleknock Road at a point where a speed limit of 50km/h applies, would endanger public safety by reason of traffic hazard and that the additional and conflicting traffic movements generated by the development proposed to be retained would interfere with the safety and free flow of traffic on the public road.



Mary Cregg

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

Dated this 19th day of June 2023.