



An
Bord
Pleanála

Board Order
ABP-316916-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0028

APPEAL by Cloughwater Plastics (Ireland) Limited care of Gravis Planning of 41 Baggot Street Lower, Dublin against the decision made on the 3rd day of April, 2023 by Fingal County Council to refuse permission.

Proposed Development: The development will consist of the retention of the use of the external area of the existing waste plastics recycling facility at this site for product and materials storage and pre-processing activity and all associated ancillary development, including staff and visitor car parking, at Unit 8A, Rosemount Business Park, Ballycoolin Road, Dublin.

Decision

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

Reasons and Considerations

The proposed development, for which retention permission is sought, fails to accord with Table 14.15 of the Fingal Development Plan 2023-2029 which stipulates that 'all waste and recycling areas should be covered/enclosed and appropriately screened from wind and public view'. Given the haphazard nature of the development, the works are considered to be contrary to Objective DMSO89 of the development plan, which seeks to 'Ensure that the design and siting of any new Business Parks and Industrial Areas, including office developments, conforms to the principles of Design Guidelines as outlined in Table 14.15.' The development proposed to be retained would result a significant negative visual impact on the surrounding area, would set an undesirable precedent for similar development in Business Parks and Industrial Areas and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 16th day of June 2024.