



An
Bord
Pleanála

Board Order ABP-318976-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0578

Appeal by Behzr Limited and Sullivan Partnership care of Fingal Planning Consultants of 7C Balbriggan Street, Skerries, County Dublin against the decision made on the 9th day of January, 2024 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Removal of part of condition number 1 of permission F18A/0754 – permission is for approved warehouse unit at Abco Kovex Site, Swords Business Park, Swords, County Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029, in particular the zoning of the site, Section 13.4 and Policy Objective ZO4, which requires that the warehouse unit permitted is ancillary to the parent use on site, it is considered reasonable that a temporary permission be granted in accordance with the Fingal County Development Plan and to ensure the ongoing and sustainable development of the Swords Business Park. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. Condition number 2 of the planning authority's decision to grant permission, is, therefore, warranted.



Peter Mullan

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

Dated this 21st day of June, 2024.