

An
Coimisiún
Pleanála

Commission Order
ABP-319636-24

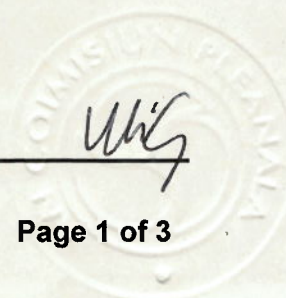
Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0120

Appeal by Patrick and Bridget Lynch of 7 Newtown Cottages, Newtown, Saint Margaret's, County Dublin against the decision made on the 18th day of April, 2024 by Fingal County Council to grant subject to conditions a permission to Peter Lyons care of CWPA Planning and Architecture of Penthouse Office, Floor 3, Broadmeadow Hall, Broadmeadow, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey, on-farm abattoir (circa 916 square metres), circa 61 square metres ancillary office, circa 132 square metres enclosed yard (lairage including pens), provision of circa 22 number car parking spaces, two number motorcycle spaces and 16 number bicycle parking spaces, on-site wastewater treatment plant (WWTP), process waste holding tank and surface water drainage, a revised site entrance off Kilshane Road (L3120) and new access road to serve the development, landscaping and all associated site development works necessary to facilitate the development, all on a site of circa 3.77 hectares at Dunsoghly, Saint Margaret's, County Dublin.



Decision

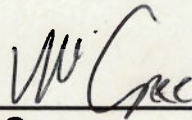
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the location of the subject site within an area zoned to “protect and provide for a Greenbelt” in the Fingal Development Plan 2023-2029, it is considered that the development of an abattoir, enclosed yard, on-site wastewater treatment plant, revised site entrance off Kilshane Road and all associated site works, by virtue of the nature and scale of the proposed development, would conflict with the zoning objective and vision for the lands zoned Greenbelt which are intended to, inter alia, permanently demarcate the boundary between urban and rural area, to check unrestricted sprawl of urban areas, to prevent opportunities for countryside access and recreation, retain attractive landscapes, and retain land in agricultural use. It is, therefore, considered that the proposed development would conflict with the zoning objective for the subject lands as set down in the Fingal Development Plan 2023-2029 and would be contrary to the proper planning and sustainable of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted that an abattoir is a recognised land use, which is specifically referenced in the context of other land use zonings in the Fingal Development Plan 2023-2029, but that abattoirs are neither listed as “Permitted in Principle” nor “Not Permitted” in areas to which Greenbelt zoning applies. Therefore, in accordance with Section 13.1 of the development plan, the proposed use was assessed in terms of its contribution towards the achievement of the Zoning Objective and Vision as set out in the development plan. Having regard to the nature and scale of the proposed development, the extent of hedgerow which would be required to be removed to facilitate a safe vehicular access, the fact that the landholding on which the facility was to be

located constituted just a portion of a much larger area of farmed land which would supply animals for processing, it was considered that the proposed development of an undeveloped parcel of agricultural land, at the edge of the built-up area of the city, for use as an abattoir would conflict with the zoning objective and vision for the Greenbelt which aim to, inter alia, permanently demarcate the boundary between urban and rural area, to check unrestricted sprawl of urban areas, to prevent opportunities for countryside access and recreation, retain attractive landscapes, and retain land in agricultural use. The Commission noted the Inspector's comments that cattle were to be sourced from within the same farm to which the proposed abattoir relates. However, the Inspector also noted that the proposed abattoir was to be developed on a 31-hectare landholding, but that the applicant is actively managing and additional 102-hectares of land elsewhere. No information has been provided as to the location of those lands, how many cattle from these additional lands were to be transported to be proposed abattoir for processing, or the character and frequency of such transports.



Liam McGree

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 24TH day of JULY 2025.