

An
Bord
Pleanála

Board Order
ABP-321306-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0790E

APPEAL by KC Delivery Services Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 25th day of October, 2024 by Fingal County Council to refuse permission.

Proposed Development: (i) The change of use of part of the first-floor office space and part of the first-floor warehouse/distribution area (291 square metres in total), to a licenced corporate and private event facility with associated washroom facilities; (ii) the addition of one number sign on the building's southern elevation; and (iii) all internal modifications, drainage and ancillary works necessary to facilitate the development at Unit 39, Boeing Road, Airways Industrial Estate, County Dublin.

Decision

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

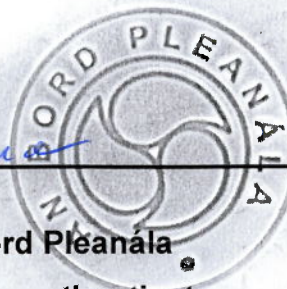
Reasons and Considerations

Having regard to the location of the site within an area zoned 'GE' General Employment of the Fingal County Development Plan 2023 -2029, the zoning objective for GE which is 'to provide for general enterprise and employment', the vision for this zoning which is to 'Facilitate opportunities for compatible industry and general employment uses including appropriate sustainable employment and enterprise uses, logistics and warehousing activity in a good quality physical environment', the development of a licensed corporate and private event facility within an operational warehouse/office unit is not compatible with the existing use of the building or the enterprise uses and warehousing activities within the Airways Industrial Estate and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed that the proposed use is not a class that is stated in the Development Plan that is 'permitted' or 'not permitted' and should therefore be considered in terms of its contribution towards achieving the GE zoning objective and vision. The Board did not agree that a licensed corporate and private event facility within an operational warehouse/office unit was a compatible enterprise use in the Airways Industrial Estate or provide appropriate sustainable employment in a good quality physical environment and as such would not contribute towards achieving the GE Zoning objective and vision.


Marie O'Connor

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



Dated this 04 day of April 2025