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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0232**

**Appeal** by M.R. Concrete care of CWPA Planning and Architecture of Penthouse Offices, Third Floor, Broadmeadow Hall, Applewood, Swords, County Dublin against the decision made on the 9<sup>th</sup> day of April, 2025 by Fingal County Council to refuse permission for the proposed development.

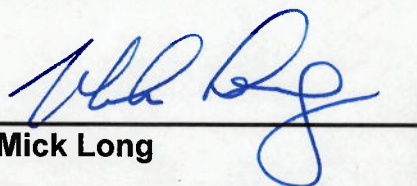
**Proposed Development:** (1) Retention of as constructed vehicular entrance off Hanna's Avenue and 2.4 metres high plastic coated, welded mesh fencing to site boundaries. (2) Retention of 12 number six metres high lighting standards and fittings within the subject site. Permission is being sought for the following: (3) revisions to condition 6 under approved planning permission Register Reference Number F21A/0436 to facilitate plant storage within the approved storage building. (4) Revisions to floor plan of approved storage building consisting of an increase in length by 6.67 metres (additional 124.8 square metres Gross Floor Area). (5) Revisions to onsite foul drainage and surface water disposal layout consisting of revised surface water layout and relocated foul drainage percolation area. (6) Provision of six number car parking spaces and two number bicycle parking spaces to serve the development. (7) Remedial landscaping works and all associated site development works necessary to facilitate the development, all at Hanna's Avenue, Corduff, Lusk, County Dublin.

## Decision

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

## Reasons and Considerations

The subject site is located in an area zoned objective 'RU' – Rural which seeks to 'protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage' in the Fingal County Development Plan 2023-2029. The Commission considers that the retention of the change of use of the land for the storage of mobile cranes, tower crane parts, concrete pumps and associated equipment, deemed to be 'plant storage', relates to a non-agricultural/non-rural purpose and would be contrary to the RU - Rural land-use zoning objective and vision and Policy EEP23 and EEP24 of the Fingal County Development Plan 2023-2029. Furthermore, the scale and design of the vehicular entrance, boundary fencing and lighting which are proposed to be retained, would therefore not be necessary and would not reflect the nature of the permitted use of the site, would be akin to infrastructure associated with a commercial development and would not align with the RU-Rural land-use zoning objective and vision. The proposed development and development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mick Long**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission**

**Dated this 19<sup>th</sup> day of August 2025.**

