



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0163E

APPEAL by Genvest ULC care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 22nd day of April, 2025 by Fingal County Council to refuse permission.

Proposed Development: Amendments to the light industrial development permitted under planning register reference number F21A/0147 (as amended by planning register reference number: F23A/0006). The amendments principally comprise of the change of use of Unit number 1 from light industrial to self-storage use, internal modifications, and all associated site and development works above and below ground, all on a 1.94-hectare site to the west of Stockhole Lane/Clonshaugh Road, Clonshaugh, Dublin.

Decision

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

Reasons and Considerations

Having regard to the 'HT' – High Technology zoning objective of the site, as set out in the Fingal Development Plan 2023-2029, the objective of which is to 'provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment', the proposed amendment seeks to change the permitted use of an approved light industrial unit into a self-storage unit. The 'HT' zoning objective seeks to develop high end, high-quality and high value uses with a clear indication of employment generation. The proposed use is considered to be more akin to a warehousing typology, does not indicate that such levels of employment would be provided, and the proposed development does not adequately demonstrate that it would be appropriate at this location. Having regard to the significant investment which has been undertaken in the road network serving the site, it is considered that to permit this use would set a poor precedent for similar development in the area, which would erode the intention of zoning for locating appropriate development in the context of sustainable development and consolidation of uses. The proposed development would contravene the 'HT' zoning objective of the site, as set out in the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *12th* day of *September*, 2025.

