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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0668E**

**APPEAL** by Donal Kennedy care of KT Designs against the decision made on the 10<sup>th</sup> day of September, 2025 by Fingal County Council to refuse permission.

**Proposed Development:** Retention of a change of use of existing building (granted planning permission under planning register reference number F06A/1579) from agricultural to storage use at Hollywood Great, Ballyboughal, County Dublin.

## **Decision**

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

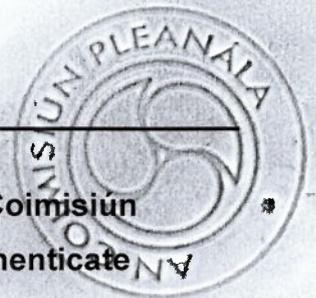
## Reasons and Considerations

Having regard to the location of the site in an area zoned HA High Amenity in the Fingal County Development Plan 2023-2029 where warehousing is not a permitted use, it is considered that the proposed retention of a change of use of an agricultural building to non-agricultural storage and warehousing purposes would be contrary to Policy GINHP28 of the development plan which aims to protect High Amenity Areas from inappropriate development, would contravene the HA zoning objective, and would be contrary to Objective GINHO67 (Development and High Amenity Areas). The development proposed to be retained, by itself and by the precedent it would set, would, therefore, be contrary to the proper planning and sustainable development of the area.

*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



**Dated this** *04* **day of** *February* **2026.**