

An  
Coimisiún  
Pleanála

**Commission Order  
PL-500413-DF-25**

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0721E**

**Appeal** by William J. Kane against the decision made on the 13<sup>th</sup> day of November, 2025 by Fingal County Council to grant, subject to conditions, a permission, to Ardu Developments Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** A single storey extension (35 square metres) to the industrial unit at 133 Grange Drive, Baldoyle Industrial Estate, Baldoyle, Dublin. The extension involves the demotion of an existing extension to the unit of 78 square metres.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the nature and scale of the proposal, the existing use of the site as a light industrial unit with storage, the location in an established industrial estate, and to the zoning objective for 'General Employment' in the Fingal County Development Plan 2023-2029, it is considered that the proposed development, subject to compliance with the following conditions, would provide for an acceptable extension of the existing use on the site, would not give rise to any significant demand for parking or result in traffic congestion, would not endanger public safety, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4<sup>th</sup> day of November 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. (a) The industrial unit and proposed extension shall be used jointly as a light industrial manufacturing and dry storage use and shall not be sub-divided or separated from the existing industrial unit by way of sale, lease or letting.
- (b) Any change of use, subdivision or amalgamation, including mezzanine areas, whether or not such change or subdivision would otherwise constitute exempted development, shall not be undertaken without a prior grant of planning permission.

**Reason:** To clarify the extent of the use of the proposed extension, and to prevent unauthorised expansion of the use on the site.

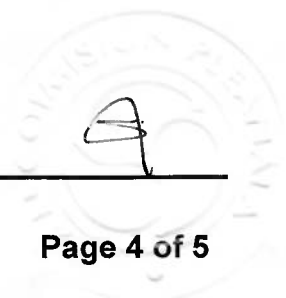
3. Prior to the commencement of development, details of the following matters shall be agreed, in writing, with the planning authority:
  - (a) all external finishes, surface water disposal from the site which shall be in accordance with the requirements of the planning authority, and
  - (b) measures to prevent the spillage or deposit of materials during the course of development.

**Reason:** In the interests of visual amenity, public health, and to protect the amenities of the area.

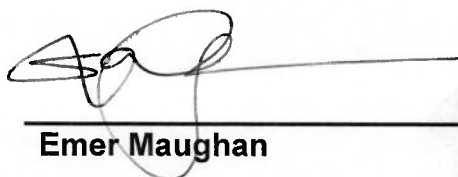
4. The hours of construction and demolition shall be restricted to 0800 to 1900 Monday to Friday, and 0800 to 1400 on Saturdays, and no construction or demolition shall take place on Sundays or Bank Holidays.

**Reason:** In the interest of protecting the amenity of the surrounding area.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of use of the light industrial extension or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.



**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

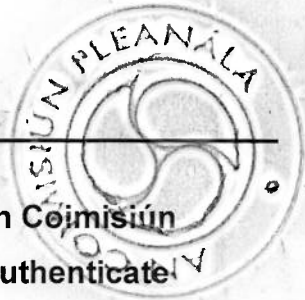


**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this <sup>5<sup>th</sup></sup> day of *May* 2026