



An
Coimisiún
Pleanála

Commission Order
PL-500444-DF-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number:FW25A/0410E

Appeal by John Burtchaell and others and by Others against the decision made on the 14th day of November, 2025 by Fingal County Council to grant subject to conditions a permission to Blanche Retail Nominee Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: The application site relates to the surface car parks and multi-storey car park (known as the Green, Red, Yellow and Blue Car Parks) at Blanchardstown Centre, the surface car park at Retail Park 1, the surface car park (known as the White Car Park) at Retail Park 2, the surface car park (also known as the Yellow Overflow Car Park) to the to the west of Leisureplex at Road D, the surface car park (known as the Blue Library Car Park) at Road D to the south east of the Blanchardstown Library and Offices building, the car park (also known as the Red Overflow Car Park) to the east of Road C, Road C, Road D, Road E, Road F, a section of Road G, a section of the roundabout junction to the Westend Retail Park, a section of Blanchardstown Road South, a section of the Navan Road, a section of the

L3020, and the associated verges, footpaths and entrances. The proposed development will comprise: • The introduction of car parking management controls to the existing surface car parks and multi-storey car park, including associated barriers and provision of variable message signs ('VMS') to the surrounding road network within the application site boundary; • The proposal includes associated pedestrian and cycle improvements, including the provision of a cycle route along sections of Road C and D; • The proposal includes associated alterations to the existing vehicular accesses to each of the car parks and the road infrastructure within the application site boundary to facilitate the barriers and entry/exit lanes from each car park, including the removal of one number existing vehicular access to the southeast corner of the White Car Park, the removal of one number existing vehicular access to the Blue Library Car Park, the removal of two number existing vehicular access points and provision of two number replacement vehicular access points to the existing surface car park at Retail Park 1, reconfiguration of the entrance to the drive-thru to Unit 457 and the incorporation of a proposed taxi stacking area within the Yellow Overflow Car Park, and associated reconfiguration and alterations to the existing retail car parking spaces for all car parks; • The proposed development includes landscaping and public realm improvements, cycle parking, provision of utilities and associated civil works, surface water drainage and public lighting, along with all ancillary and site development works, all at Blanchardstown Town Centre, Coolmine, Dublin.

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

It is considered that the proposed installation of controlled parking (payment, barriers and VMS signage), landscaping and associated site works would comply with the policies and objectives set out in the Fingal County Development Plan 2023 - 2029. The parking control measures are accompanied by several physical interventions intended to improve the integration of the car parks with alternative modes of transport. These include improved pedestrian connections, cycle parking, accessible parking, parent and child spaces and age-friendly parking spaces across the various car parks.

The proposed works include alternate arrangements that demonstrate the ability of the proposed parking arrangements to integrate with BusConnects which, together with the provision of pedestrian and cycling connections, support the objective of facilitating a greater integration between private transport, active travel and public transport.

The proposal is located within an area zoned MC – Major Town Centre where the zoning vision expressly seeks to minimise the impact of private car-based traffic. The proposal would comply with Policy CMP3 – Integrated Land Use, Objective CMO7 - Integration of Active Travel with Public Transport, Policy CMP17 Behavioural Change and Modal Shift Policy and Policy CMP25 – Car Parking Management, together with the car parking management provisions of Section 6.5.8 and Objective DMSO121.

The proposal, as set out, would not exacerbate existing traffic conditions on site or negatively impact the residential and visual amenities of the area. It is considered that the controlled parking measures would not detract from the vitality or viability of Blanchardstown Shopping Centre. The proposal seeks to implement a balanced approach to the provision of car parking, using parking as a demand-management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities. It is considered that the proposed development would not seriously, or disproportionately, injure the amenities of the area or of property in the vicinity, or detract to an undue degree from the visual amenities of the area 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 An Coimisiún Pleanála on the 10th day December, 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. This permission relates solely to that detailed in the statutory public notices and does not refer to any other aspects of the development that may be shown in the lodged plans.

Reason: In the interest of clarity.

3. The trees shown for retention on the submitted Impact Assessment and Tree Protection drawings shall be protected in accordance with the Arboricultural Assessment and Impact Report. Prior to the commencement of works on site, a meeting shall be held between the site arborist and the parks and green infrastructure division of the planning authority to inspect the tree protection measures and agree on any further measures which shall be required.

Reason: To ensure the preservation of amenity and biodiversity.

4. Prior to the commencement of development, a revised landscape plan shall be submitted to, and agreed in writing with, the parks and green infrastructure division of the planning authority. This plan shall include the following:

- (a) Precise location of each constructed integrated tree pit.
Provision of constructed tree pits is required where trees are planted in hard surfaces or in grass verges less than 1.2 meters wide between kerbs.
- (b) Full details of tree and shrub planting, including botanical names and sizes.

- (c) Labelling of grass verge widths where tree planting is proposed.
- (d) A long- and short-term management plan for retained and new planting.
- (e) Details of compensation tree planting to mitigate the significant tree loss resulting from the proposed development.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

5. The following requirements shall be complied with in full:
- (a) The timeline for the introduction of the parking management system and active travel routes and paid parking becoming operational shall be agreed with the planning authority prior to commencement of development or otherwise shall be in place when the Bus Connects project becomes operational;
 - (b) The applicant shall liaise with the National Transport Authority and the planning authority prior to any work being carried out to ensure the coordination of future development at this location and the future Bus Connects Project to the satisfaction of the planning authority;

- (c) The proposed design and construction of the active travel pedestrian and cycle routes and where the routes cross access and egress points within the development shall be re-assessed and junction tightening and pedestrian and cycle priority shall be provided in accordance with the Cycle Design Manual, and the details shall be agreed in writing with the planning authority prior to commencement of the development;
- (d) The fixed parts of the proposed signs shall be designed in accordance with the requirements for car park signs set out in Chapter 4 of the Traffic Signs Manual current edition and the Variable Message;
- (e) Road Safety Audits shall be carried out as part of the proposed development at all of the relevant stages, as outlined in the current edition of Transportation Infrastructure Ireland guidelines GE-STY-01027. Any required amendments to the proposal resulting from the road safety audits shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development;
- (f) A Mobility Management Plan shall be prepared for the Blanchardstown Centre Mobility Enhancement Project, details of which shall be agreed with the planning authority. A Mobility Management Plan/Travel Plan shall be submitted for approval in writing with the planning authority prior to commencement of development. The Mobility Management Plan shall be fully adhered to.

- (g) A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of public safety and the proper planning and sustainable development of the area.

- 6. Prior to commencement of development, proposals for external lighting to serve the development shall be submitted for the written agreement of the planning authority and provided in accordance with the approved scheme.

Reason: In the interests of amenity, public safety and the sustainable development of the area.

- 7. The following requirements shall be complied with in full:
 - (a) All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the applicant's/developer's own expense.

- (b) The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction work and shall either make good any damage to the satisfaction of Fingal County Council or pay the Council the cost of making good any such damage upon issue of such a requirement by the Council.

Reason : To protect the amenities of the area.

8. The following requirements shall be complied with in full:

- (a) No construction activities likely to result in exceedance of the limits specified in BS5228-1:2009+A1:2014 Code of Practice for Noise Vibration Control on Construction and Open Sites at the nearest sensitive receptors shall be carried out unless prior written approval has been received from Fingal County Council.
- (b) The applicant/developer shall comply with any future requirement of the planning authority in relation to any nuisance issues that may arise but only become apparent when construction has commenced. The construction activity hours may be reviewed at any time by the planning authority and adjustments shall be made by the developer.

Reason: In the interests of public health and the amenities of the area.

9. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to ensure that the trees and hedgerows proposed for protection in the submitted documents are protected and maintained in good condition throughout the course of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure satisfactory reinstatement of the site.


Declan Moore

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 10th day of SEPTEMBER 2026.