

An
Coimisiún
Pleanála

Commission Order
PL-501073-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0006E

Appeal by Green Urban Logistics Rosemount Limited against the decision made on the 3rd day of March, 2026 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The proposed development consists of the following: (i) the change of use of the existing vacant two-storey office building (gross floor area 1,652 square metres) to a recreational/sports facility, including gym use (Class 11), (ii) allocating 99 number car parking spaces within the existing car park, including three number accessible spaces, to serve the sports facility, (iii) provision of secure bicycle stores providing a total of 66 number cycle parking spaces, (iv) minor alterations to the building elevations, including the installation of two number tenant signs and (v) all associated and ancillary site development works at Unit 1A, Rosemount Business Park, Rosemount Park Road, 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

Having regard to the long-term vacancy of the existing office building within an established employment area, it is considered that, subject to compliance with the conditions set out below, the proposed use would provide for the sustainable reuse of the existing building and would function as a local support facility serving the employees of Rosemount Business Park and the surrounding employment area, in accordance with Objective EEO21 of the Fingal Development Plan 2023-2029. The 'GE' zoning objective pertaining to the site does not expressly prohibit the proposed use, and the Development Plan specifically recognises the role of local support facilities within major employment areas. The proposed use would not displace or adversely affect the established warehousing and logistics use of Unit 1B, which remains the dominant employment use on the site, and would provide for additional direct employment. It is, therefore, considered that the proposed change of use would not prejudice the employment function of the site and would not undermine the primary employment function of the "GE" zoned lands or materially contravene the zoning objective. The proposed development 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, 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. Prior to commencement of development, the developer shall submit proposals for the written agreement of the planning authority for the following with respect of traffic management:
- (a) provision of 82 number car parking spaces,
 - (b) a revised cycle parking layout and dedicated pedestrian route from the parking area to the building, and
 - (c) provision of eight number motorcycle parking spaces and provision of EV charging infrastructure.

All works shall be carried out to the requirements of Fingal County Development Plan 2023-2029 standards, as per the revised proposal.

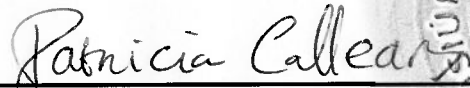
Reason: In the interests of orderly and sustainable development.

3. The use of the premises shall be restricted to the gymnasium use as described in the public notices and application documentation, being a use falling within Class 11 of Part 4 of Schedule 2 to the Planning and Development Regulations 2001, as amended. No other use within Class 11, or any other use, shall commence without a prior grant of planning permission.

Reason: In the interest of clarity and to ensure that the development remains consistent with the use assessed in this decision and with the proper planning and sustainable development of the area.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 16th day of September 2026.