

An
Coimisiún
Pleanála

**Commission Order
PL-501500-DF-26**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0217E

Appeal by DXL Logistics Limited against the decision made on the 15th day of May, 2026 by Fingal County Council in relation to an application for development comprising retention of an internal mezzanine floor and associated office accommodation, including two number roller doors, the partial infilling of an existing covered storage bay, including a mezzanine floor and roller door, trailer and car parking spaces, which were required to be removed under condition number 5 of planning register reference number F20A/0549, together with the retention of the northern boundary treatment, all at Food Central, St. Margaret's, County Dublin (Townland Killeek) (which decision was to grant subject to conditions permission for retention of an internal mezzanine floor and associated office accommodation, including two number roller doors, and the partial infilling of an existing covered storage bay, including a mezzanine floor and roller door in accordance with plans and particulars lodged with the said Council and to refuse permission for retention of trailer and car parking spaces, which were required to be removed under condition number 5 of planning register reference number F20A/0549, together with the retention of the northern boundary treatment).

Decision

GRANT permission for retention of an internal mezzanine floor and associated office accommodation, including two number roller doors, the partial infilling of an existing covered storage bay, including a mezzanine floor and roller door and retention of trailer parking spaces in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for retention of car parking spaces, which were required to be removed under condition number 5 of planning register reference number F20A/0549, together with the retention of the northern boundary treatment based on the reasons and considerations marked (2) under).

Reasons and Considerations (1)

Having regard to the provisions of the Fingal County Development Plan 2023-2029, to the location and setting of the subject site at this established warehouse/industrial park, and to the nature and scale of the works proposed to be retained, it is considered that the works including internal works, partial infilling of storage bay and roller doors, are minor, and would not give rise to a significant visual impact on the surrounding area. It is also considered that the HGV trailer parking spaces proposed to be retained, which do not fall within the development plan's parking standards as set out within Section 14.17.7 (Car Parking), would not result in any negative impact on the surrounding area. This element of the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

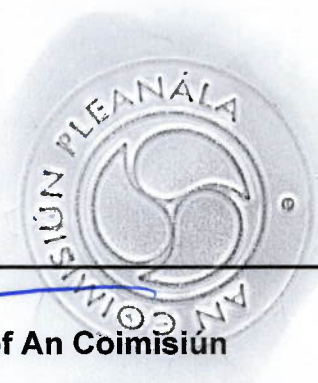
Reason: In the interest of clarity.

2. Except as may otherwise be agreed in writing with the planning authority, the developer shall implement all landscaping proposals and requirements previously approved under Condition 5 of planning reference F20A/0549 and the subsequent compliance submission. The agreed landscape masterplan shall be implemented in full no later than the first planting season following the grant of permission. Any plant failures shall be replaced until such time as the planting scheme has become established.

Reason: In the interest of landscaping and amenity.

Reasons and Considerations (2)

Having regard to the provisions of the Fingal County Development Plan 2023-2029, in particular to Section 14.17.7 (Car Parking), Section 14.18 which sets out the primary areas of car parking zones, and Table 14.19 which sets out Car Parking Standards to be applied within the Zone 1 and Zone 2 areas identified by Section 14.18, and having regard to the location of the subject site within an established warehouse/industrial park within Zone 2 for car parking standards, at a location which is zoned "FP- Food Park", which seeks to facilitate the operations of a state-of-the-art food park intended to operate at a national and international scale, and to optimise its strategic value to the regional economy, it is considered that the applicant has failed to demonstrate that the development proposed to be retained would accord with the development plan's policies and objectives, including the specified car-parking standards for warehouse/distribution uses. This element of the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

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

Dated this 24th day of September 2026.