

An  
Bord  
Pleanála

**Record of Meeting**  
**ABP-317915-23 1<sup>st</sup>**  
**meeting**

<b>Description</b>	ABP-317915-23 – Proposed development of inland port uses at Dubber and Merryfalls, Harristown Lane, St. Margaret's, County Dublin		
<b>Case Type</b>	Pre-application Consultation		
<b>1st / 2nd / 3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Venue</b>	Virtually by Microsoft Teams		
<b>Date</b>	12/10/2023	<b>Time</b>	11:00am – 11:30am

<b>Representing An Bord Pleanála</b>			
Paul Caprani, Assistant Director of Planning (Chair)			
Tomás Bradley, Senior Planning Inspector			
Sarah Caulfield, Executive Officer	s.caulfield@pleanala.ie	01-8737287	
<b>Representing the Prospective Applicant</b>			
Sarah Horgan – Dublin Port Company			
Cormac Kennedy – Dublin Port Company			
Helena Gavin - RPS			
Michelle Bennett – RPS			
Nicholas Van den Berg - Atkins			

## **Introduction:**

The Board referred to the letter received from the prospective applicant on the 29<sup>th</sup> August, 2023, requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Board. The Board mentioned the following general procedures in relation to the pre-application consultation process:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

## **Presentation by the prospective applicant:**

The prospective applicant began its presentation by providing a brief introduction to the project team and an overview of the topics to be discussed during the meeting.

The prospective applicant said the need for the proposed development is in response to the Dublin Port Masterplan 2040 which provides capacity to cater for 77.2m gross tonnes throughout at Dublin Port by 2040. It noted that there is limited capacity within Dublin Port lands at the waterside and therefore it aims to expand non waterside capacity by the development of Dublin Inland Port at the proposed location at Harristown Lane.

The prospective applicant aims to optimise land use at the main port by relocating a series of port-related but non-core activities out of Dublin Port, implementing dwell time restrictions to encourage longer stay containers to move away from the quayside more quickly, securing the return of lands allocated for Brexit facilities and lastly, implementing operational plans to ensure faster discharge of vehicles.

A brief overview of the site location was provided, and it noted that the subject site will be developed over several phases. The first phase and the subject of this pre-application consultation process would be used primarily for the storage of laden and empty containers. Containers will be brought to the site, stored, and collected for either export or delivery within Ireland. The movement of containers through this yard will be aligned to the dwell times implemented across the Port and will allow containers to be moved from the quayside more efficiently.

The prospective applicant referred to a similar site at Coldwinters which previously received planning permission from Fingal County Council by way of multiple planning applications for a facility to accommodate port related uses consisting of inter alia container depots, maintenance sheds, warehouses, parking areas and container yards.

It was submitted that the proposed development is aligned with the current development plan. The site is zoned 'GE – General Employment' in the Fingal County Development Plan 2023-2029, which aims to provide opportunities for

general enterprise and employment, which include logistics and warehousing activities.

The prospective applicant anticipates the remainder of the site will contain further container storage facilities and logistics uses for port-related uses in the future, as the need arises. The remainder of the site will be subject to future planning applications, as necessary.

Following a pre-application meeting with Fingal County Council the prospective applicant was advised to seek a determination from the Board with respect to whether the proposed development falls under a class of development included within the Seventh Schedule.

It was submitted that the proposed development was considered under the scope of the 'Transport Infrastructure' class of development as set out in the Seventh Schedule. The prospective applicant believes the proposed development does not involve intermodal transshipment, which involves transporting one set of goods using two or more modes of transportation. Road haulage of shipping containers by heavy goods vehicle will be the only mode of transport of relevance to the site activities. No rail, sea or air transfers will occur at the site. Additionally, it is of the opinion that the proposed development does not include an intermodal terminal, no passenger facilities are proposed to be provided and all uses will be related to companies that use the port as opposed to activities of Dublin Port Company itself.

The prospective applicant is of the opinion that the proposed development does not satisfy the criteria listed within section 37(A) of the Planning and Development Act 2000, as amended and therefore does not constitute a strategic infrastructure development.

## **Discussion**

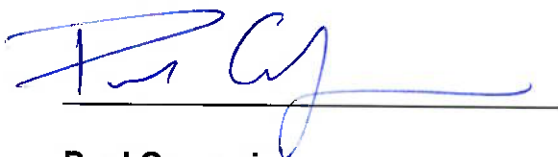
The following matters were discussed:

- In response to a query on the matter, the prospective applicant said Fingal County Council did not specify whether they believed the proposed development would fall under SID but that they suggested the Board make a SID determination in respect of the proposed development.

- A general discussion was had surrounding the Coldwinters site. The prospective applicant confirmed that this site has a similar purpose to the proposed development and that the question of SID was not raised by the planning authority during pre-application consultations in 2017. It submitted that the Coldwinters site comprises mainly of containers and hauliers, with one container site currently in operation and another to begin operation in November 2023.
- In response to a query on the matter, the prospective applicant said the future phases for the site have not yet been decided and discussions are ongoing with tenants to be relocated from Dublin Port.
- A general discussion was had surrounding the term 'intermodal'. The prospective applicant is of the opinion that the proposed development could not be classed as intermodal and provided several reasons including that road haulage of shipping containers by HGV's will be the only mode of transport of relevance to the site activities.
- The Board's representatives stated their preliminary opinion is that the proposed development would not constitute strategic infrastructure development but noted that the ultimate decision is a matter for the Board.

## **Conclusion**

The record of the meeting will issue to the prospective applicant, and it will then be a matter for the prospective applicant to submit any comments on this if it wishes to do so. It will be a matter for the prospective applicant to revert to the Board if it requires a further meeting or if it wishes to close the pre-application consultation process.



**Paul Caprani**

**Assistant Director of Planning**

