



An
Coimisiún
Pleanála

Inspector's Report

PL-500413-DF-25

Development	Construction with all associated site works
Location	Unit 133 Grange Drive, Baldoyle Industrial Estate, Baldoyle, Dublin 13.
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F25A/0721E
Applicant(s)	Ardu Developments Ltd..
Type of Application	Permission.
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellant(s)	William J Kane
Observer(s)	None on file relating to appeal.
Date of Site Inspection	1 st April 2026.
Inspector	Des Johnson

1.0 Site Location and Description

- 1.1. The site is located in Baldoyle Industrial Estate to the east side of Grange Drive. Surrounding units include a number of motor factors. The unit is used for the manufacture of kitchen units and their storage.
- 1.2. To the east side of the unit there is a single storey extension currently storing sundry materials. Adjoining to the east is a motor repairs unit and yard area in which cars were being repaired at the time of inspection. The eastern site boundary with the adjoining motor repairs yard is marked by a palisade fence. To the east of the estate there is residential development on Abbey Park.
- 1.3. There is car parking to the front of the units.

2.0 Proposed Development

- 2.1. The proposal is for a single storey extension of 35sqm to an existing industrial unit. There is an existing extension to the unit of 78sqm which would be demolished. As such the proposed ground floor area of the new extension is stated to be 113sqm. The ground floor area of the existing development on the site is stated to be 264sqm, and the site area is 0.043ha.
- 2.2. The proposed new extension is c. 6.6m in length, c. 18.3m long and c. 5.7m high. It would be the same height as the existing unit, and would link internally with the existing unit.
- 2.3. It is proposed to connect to existing public services.

3.0 Planning Authority Decision

3.1. Decision

Grant permission subject to 9 conditions.

3.1.1. Conditions

The conditions relate to the following:

1. Standard compliance including Additional Information
2. Clarification of the development description as per public notices

3. Use for light industrial manufacturing and dry storage use. No change of use, subdivision or amalgamation without a prior grant of planning permission
4. Use of unit for light industrial manufacturing and dry storage unit and not to be separated from the main industrial unit
5. External finishes
6. Surface water drainage requirements
7. Prevention of spillage, debris etc
8. Hours of construction
9. Financial contribution – public infrastructure and facilities.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning Report states that the site is acceptable in principle under the zoning. Third party submissions stating negative impacts on traffic, public services, parking and emergency services, and arguing that the site is an area designated as a community space, were considered. The proposal is visually acceptable. There would be no anticipated impact on parking, and the Transportation Department concludes that the proposal would have no effect on parking requirements. There would be no negative impacts on residential amenity. Further Information is recommended with the applicant asked to provide clarity on the site history of the gateway/yard site, stating that it is unclear how the gateway/yard site is being operated, and asking if the proposed development would impede on the use or access of the gateway/yard site and how any problems would be overcome. In response to the request for Further Information, revised drawings and a planning report were submitted showing that the subject site and adjacent site have independent gates with neither gate interfering with access to the other site or affecting the operation of the gateway or yard of the adjoining premises. The response is deemed acceptable.

3.2.2. Other Technical Reports

Water Services – no objection subject to conditions.

3.3. **Prescribed Bodies**

None

4.0 **Planning History**

4.1. 92A/0493 – Permission granted for light industrial manufacturing and dry storage use.

5.0 **Policy Context**

5.1. **Development Plan**

The site is in an area zoned GE – ‘General Employment’ with the objective ‘seek to provide opportunities for general enterprise and employment’.

14.15.1 refers to Business Parks and Industrial Areas.

The principal aims are to achieve high quality design, visual continuity and pedestrian/cycle friendly environments whilst ensuring the functioning of business and industrial locations. It is also considered that good design will assist in the long-term economic viability of these areas.

Objective DMSO89 refers to Design and Siting of Business Parks and Industrial Areas

Ensure that the design and siting of any new Business Parks and Industrial Areas, including office developments, conforms to the principles of Design Guidelines as outlined in Table 14.15.

Table 14.15 refers to Design Guidelines for Business Parks, Industrial Areas

Table 14.19 refers to car parking standards. For sites within 800m of high quality bus corridors or 1600m of DART line there is a maximum requirement of 1 space per 100sqm.

5.2. **Natural Heritage Designations**

North Dublin Bay SAC – c.1km to the south-east

North Bull Island Island SPA & pNHA – c. 1km to the south-east

Baldoyle Bay SAC, SPA and pNHA – c. 1.4km to the east.

6.0 EIA Screening

6.1. The proposal is for the demolition of an existing single storey extension of 78sqm and its replacement by a single storey extension (gfa 113sqm) to a light industrial unit in an established industrial estate at Baldoyle. The proposed development is of a Class in Part 1 and 2 of Schedule 5 of the 2001 Regulations but is substantially sub-threshold. Having regard to the modest nature of the proposed development, its location in an established industrial estate removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in-combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.

7.0 The Appeal

7.1. Grounds of Appeal

These may be summarised as follows:

- The planning application states that the proposal is for a 35m extension but, based on the plans submitted, the actual area proposed is 133sqm representing a 380% increase in size relative to the granted planning permission
- Parking constraints on Grange Drive have not been duly considered. Over 50% of the industrial units on Grange Drive are in use for car repairs and car sales, and along with a plumbing supplier, parking has reached and surpassed maximum levels. There is traffic congestion and additional industrial units will exacerbate the congestion. Photographs are submitted to illustrate this point.
- There is insufficient examination of rainwater drainage to determine availability in terms of existing capacity. There are currently localised flooding points along Grange Drive around rainwater drainage manholes. Additional loading will enhance the problem.
- No traffic review is carried out. Additional industrial buildings will enhance traffic congestion in the area.

- The area of the proposed extension is designated “Common Compound” as in the original plans for the industrial units on Grange Drive. This is for the use of 6 industrial units on this side of Grange Drive.
- The Emergency Exit doors are to the rear of the Grange Drive units. These are used by Emergency Services when they have no access from the front. Access to the emergency exit doors is through the common area and construction of the proposed extension would severely restrict access, potentially leading to a risk of life.

7.2. Applicant Response

This may be summarised as follows:

- The proposed development complies with Government and Ministerial Guidelines, and the Fingal County Development Plan 2023-2029. The proposal is for an increase of 35sqm or 6% on to the existing unit. There is no heavy machinery use or noise on the premises. Adjoining sites are principally light industry and warehousing.
- The public notices clearly described the development proposed. There will be an additional gross floor area of 35sqm to the existing unit which is an increase of just 6%.
- The level of parking available to the subject premises is in compliance with Development Plan standards. The proposed development will not increase demand for car parking in the estate. There will be no increase in employment. There will be increased storage space, and it is anticipated that there will be less deliveries of wood to the premises.
- The site can cater for the small increase in rainwater drainage.
- The small-scale development will not add to any traffic congestion problems.
- There is no evidence that this was ever part of a common compound for the use of 6 units. The applicant owns the site, which is without incumbrances.
- There is a large fire door on the side of the premises which is more than adequate to comply with fire regulations for the site.

7.3. Planning Authority Response

The application was assessed against the policies and objectives of the County Development Plan. The proposal complies with car parking requirements. Surface water proposals are acceptable. The decision to grant should be upheld. Any grant should provide for a financial contribution and/or any Special Development Contribution.

7.4. **Observations**

None

8.0 **Assessment**

8.1. The proposal is for the demolition of an existing single storey extension and its replacement with a larger extension to a light industrial unit in an established industrial estate. The gross floor area of the proposed extension is 113sqm.

8.2. I consider that the proposed development should be assessed under the following headings:

- Policy
- Adequacy of public notices
- Parking/traffic congestion
- Rainwater drainage
- Legal status of site
- Emergency facilities
- Appropriate Assessment.

Policy

8.3. The proposal is for the extension of an existing light industrial unit in an established industrial estate. It is in an area zoned 'GE' General Employment in the Fingal County Development Plan 2023-2029, with the objective *to seek to provide opportunities for general enterprise and employment*. The proposed development is permissible in principle within this zoning subject to compatibility with other policies and objectives of the Plan. I consider that the proposal to demolish the existing extension is acceptable and does not raise any policy issues.

Adequacy of public notices

- 8.4. The grounds of appeal indicate that the public notices are factually incorrect in that they refer to an extension of 35sqm whereas the actual floor area of the extension is 133sqm representing a 380% increase in size relative to the granted planning permission. I submit that the notices refer to a single storey extension of 35sqm but include the statement that the extension involves the demolition of an existing extension to the unit of 78sqm. The applicants contend that this would be an extension of 6% to the floor area of the existing unit. While I consider that the wording of the public notices could have been more clearly stated, I do not consider that they were significantly misleading, and satisfactorily informed the public of the extent and description of development proposed on the site.

Parking/traffic congestion

- 8.5. The appellant refers to the pressure on parking in the vicinity and contends that the proposed development would exacerbate traffic congestion. The Fingal County Development Plan 2023-2029 has a maximum requirement of 1 space per 100sqm. The proposal is for an increase of 35sqm to the light industrial and storage use on the site. I note that the planning authority's Transportation Department concludes that the proposal would have no effect on parking requirements. I did not witness any specific parking difficulties at the time of mid-morning inspection or any traffic congestion in the area. Having regard to the scale of the development extending an existing light industrial and storage use, I conclude that the proposal is acceptable in terms of parking and traffic movement requirements.

Rainwater Drainage.

- 8.6. The appellant contends that there was insufficient examination of rainwater drainage to determine availability in terms of existing capacity. I note that the Water Services section of the planning authority have raised no objection subject to conditions and that the planning authority decision attaches a condition relating to surface water drainage. Having regard to the nature and scale of the proposal, to the comments of the Water Services report, and to the conditions of the permission granted, I consider that the disposal of surface water can be satisfactorily achieved.

Legal Status of site

8.7. The appellant contends that the site of the proposed extension is designated as a 'Common Compound' for the use of other units in the area. I note that the application form accompanying the application states that the applicant is the owner of the site. I also note that the site for the proposed extension is currently substantially occupied by an existing extension which is to be demolished. Under planning legislation, the granting of a planning permission itself does not entitle a person to carry out any development.

Emergency facilities

8.8. The appellant contends that the emergency exit doors are to the rear of the Grange Drive units and are used when Emergency Services have no access from the front. In this case the emergency door is through the common area and the proposed extension would restrict access leading to a risk of life. The applicant points to a large fire door to the side of the proposed extension and states that the proposal is more than adequate to comply with fire regulations. I note that the proposed extension is substantially on the same site as the existing extension to be demolished, and that the proposal does include fire doors in the eastern elevation. In these circumstances, I consider that the proposed extension is acceptable and would not endanger public safety.

9.0 AA Screening

9.1. Having considered the nature, and location of the development, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European site. The reason for this conclusion is having regard to the nature and limited small scale of the development, location in an established industrial estate, and the distance from and absence of connectivity to European sites.

10.0 Water Framework Directive

10.1. The subject site is located in an established industrial estate. The proposed development relates to the demolition of an existing single storey extension and construction of a new, larger extension to an existing industrial unit. No water deterioration concerns are raised in the appeal. I have assessed the development in the context of the objectives of the Water Framework Directive. Having regard to the nature, and location of the development, I am satisfied that it can be eliminated from

further assessment as there is no conceivable risk to any surface and/or groundwater bodies either qualitatively or quantitatively.

11.0 Recommendation

11.1. I recommend that planning permission be granted.

12.0 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 be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications submitted to the planning authority with the application on 8th August 2025, and Additional Information submitted on 4th November 2025, save as may be required by other conditions attached hereto.

Reason: To clarify the development hereby permitted.

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:
- All external finishes
 - Surface water disposal from the site which shall be in accordance with the requirements of the planning authority
 - 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 following requirements shall be complied with in full during demolition and construction:
- (a) Hours of construction and demolition shall be restricted to 8.00am to 7.00pm Monday to Friday, and 8.00am to 2.00pm on Saturdays
- (b) 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 Bord 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Des Johnson
Planning Inspector

20th April 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500413-DF-25
Proposed Development Summary	Demolition of existing single storey extension to existing industrial unit and construction of larger single storey extension to existing industrial unit.
Development Address	Unit 133 Grange Drive, Baldoyle Industrial Estate, Baldoyle, Dublin 13.
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	Yes
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
Yes	Schedule 5, Part 1. Industrial estate development projects, where the area would exceed 15 ha.

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?

<p>Yes , the proposed development is of a Class but is sub-threshold.</p>	<p>Schedule 5, Part 2, Class 13(a). Any change or extension of development, already authorised, executed or in the process of being executed, which would result in an increase in size greater than 25%, or an amount equal to 50% of the appropriate threshold, whichever is the greater.</p>
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4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?

<input type="checkbox"/>	
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No	
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Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-500413-DF-25
Proposed Development Summary	Demolition of existing single storey extension to existing industrial unit and construction of larger single storey extension to existing industrial unit.
Development Address	Unit 133 Grange Drive, Baldoyle Industrial Estate, Baldoyle, Dublin 13.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The development proposed is for the demolition of an existing single storey extension (78sqm) to an existing industrial unit in Baldoyle Industrial Estate, and its replacement with a larger single storey extension resulting in an additional 35sqm (113sqm gross floor area in total). The proposed extension measures c. 6.6m wide x c. 18.3m long and 5.7m high.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	Existing industrial unit in an established industrial estate.

<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development, its location in an established industrial estate removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
Conclusion	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p> <p>Having considered the size, nature, and location of the development, I am satisfied that it can be eliminated for further assessment because it could not have any effect on a European site. The reason for this conclusion is having regard to the nature and limited small scale of the development, location in an established industrial estate, and the distance from and absence of connectivity to European sites.</p>
<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p>	<p>No significant and realistic doubt.</p>
<p>There is a real likelihood of significant effects on the environment.</p>	<p>No real likelihood of significant effects</p>

Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

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