

An  
Bord  
Pleanála

**Board Order**  
**ABP-320940-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0631E**

**APPEAL** by Breffni Asset Holdings Limited care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 2<sup>nd</sup> day of September, 2024 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a vehicle test centre comprising the following: (a) Demolition of existing single storey stables building (circa 90 square metres gross floor area); (b) Construction of new single-storey detached vehicle test centre building (circa 1,249 square metres gross floor area), including mezzanine plant area (201 square metres gross floor area), incorporating five number test lanes, ancillary staff and client facilities; (c) Proposed new built-up aluminium signage on south and west elevations (each measuring 1.2 metres by 1.2 metres by 0.06 metres); (d) Construction of new detached single storey marshall's hut (circa seven square metres gross floor area); (e) Removal of nine number existing car parking spaces to facilitate new access to the site via existing main vehicular entrance off R122; (f) New boundary treatment and north, south, east and west elevations; (g) Provision of new hard and soft landscaping works; (h) Provision of on-site car, motorcycle and bicycle parking facilities including EV charging points and

disabled persons parking spaces; (i) Connection to existing surface water attenuation pond and foul drainage waste water treatment plant; (j) All associated site works necessary to facilitate the development at Ballyhack, Kilsallaghan, Swords, County Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

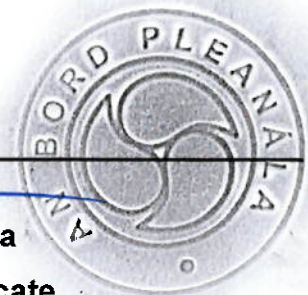
1. Having regard to the rural location of the subject site outside any designed settlement development boundary, the 'RU' - Rural zoning of the site, with an objective to 'protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage', the zoning vision which in short seeks to 'protect and promote the value of the rural area of the County', and to the requirement of the Fingal Development Plan 2023-2029 to assess proposed developments in terms of their contribution towards the achievement of this objective and vision where such a proposal is neither 'permitted in principle' nor 'not permitted', the Board considered that it has not been demonstrated that it is essential for the proposed National Car Test Centre to be located on this site in the rural area and that the proposed development would not be in accordance with the stated objective and vision for this site. The proposed development would, therefore, materially contravene the 'RU' zoning objective of the development plan and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the information submitted, the Board was not satisfied that the applicant has demonstrated that the proposed development at this site, adjacent to residential properties, would not result in negative amenity impacts on the residential amenity of the neighbouring dwellings, particularly in relation to noise and lighting. The Board considered that the proposed National Car Test Centre development would negatively impact and detract from the rural amenities of this area by reason of its proposed on-site operations. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed National Car Test Centre at this site would necessitate the generation of a significant volume of vehicular travel to and from the subject site which is located within a rural road network. The Board considered that insufficient information was provided in respect of the intensification of traffic/vehicular movements to this area, to satisfy the Board that the proposed development would not endanger public safety, by reason of traffic hazard, on account of the additional traffic and turning movements at the existing entrance in this rural setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**



Dated this 5 day of February 2025.