

Appendix A – CE OPR SH 2.1

Rationale –

Location Context

- The M1 Business Park, Balbriggan comprises an established employment area of lands to the east and west of the M1 motorway at Junction 5, in single ownership. The Business Park has seen progressive development over the past 20 years with the first unit developed in 2005. Approximately 300 persons are employed with the business park which currently comprises approximately 77 hectares and 35,000 square metres with 9 occupier units. To date the development represents a €70m investment.
- The M1 business park lands at Balbriggan are developed in part with existing warehouse and light industrial uses and they therefore represent an established employment area. Current businesses operating from M1 business park include Fyffes, Dole, Applegreen, Kube Kitchens & Interiors, Murdock Builders Merchants, Shed Factory, Danann Air and Ace Express Freight.
- A recent significant investment of more than €30m has been delivered at the M1 business park with a new Fyffes national ripening and distribution centre which opened in late 2021 serving Ireland North and South.
- There is current planning application for additional infrastructure through the provision of a new wastewater pump station (Ref F22A/0255) at M1 business park. The plans have been developed in close consultation with Fingal County Council and Irish Water. This infrastructure will represent an additional €2.5m investment by the park owners, Balmoral and has been designed to cater for the future development of the entire M1 Business Park, Balbriggan.
- The M1 Business Park is currently serviced by Bus Eireann service 101 Dublin-Dublin Airport-Balbriggan-Drogheda and private bus service 191 Balbriggan Express Stamullen, Balbriggan, Balrothery and Dublin City Centre (via the port tunnel)
- The 101 bus stops on the eastern side of the business park on the R132. It provides services between Dublin city centre, Santry, Dublin Airport, Swords, Courtlough, Balrothery, Balbriggan and Drogheda. Buses typically operate on half hourly intervals Monday – Friday (06.40-23.00) with the hours of operation shorter on Saturday and more so on Sunday (hourly). Buses also operate every 20 minutes during peak times on Monday to Friday.
- Similarly, the 191 bus stops at the park on the R132. It provides services between Stamullen, Balbriggan, Courtlough, M1 Business Park to Dublin City Centre. Morning buses run every 30/40 minutes between the times of 06.40 and 08.30 from Stamullen to Dublin City Centre and run every 45 minutes between 16.30 and 18.45.
- Fyffes currently runs a private service to and from Swords/Balbriggan and this can be further extended as required in future years.
- Balrothery and Balbriggan are located 3km and 5.5km from the Business Park. According to the NTA's Cycle Network Plan for the Greater Dublin Area an inter urban cycle route is proposed along the R132. It is anticipated that future phases of the M1 Business Park will include specific proposals for cyclist friendly facilities.
- There has been significant investment in infrastructure serving the M1 Business Park lands both east and west of the M1 to facilitate their development, including access roundabouts and junctions and water supply infrastructure.

- The current zoning of the lands under the 2017-2023 Fingal County Development Plan is both GE(General Employment) and HT (High Technology) as illustrated in the extract of the zoning map.