



An
Bord
Pleanála

Board Direction
PL06F.248338

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 3rd 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site is zoned for High Technology uses in the Fingal County Development Plan 2017-2023, with an objective to provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment, and is also subject to an objective to carry out a strategic land use and transportation study (MT07) and an objective to prepare a Masterplan for the area (ED90). These objectives are considered reasonable. Hotel uses are not permitted in principle within this zone but are encouraged under other land use zoning objectives of the Development Plan. Furthermore, the site is located in an isolated area that does not have the benefit of high capacity public transport. It is considered, therefore, that the proposed hotel use does not accord with the overall zoning objective and policies relevant to the area as set out in the Fingal County Development Plan 2017-2023 and that the proposed development would be contrary to the proper planning and sustainable development of the area.

Note: In reaching its decision, the Board had regard to the provisions of the adopted Fingal County Development Plan 2017-2023, which came into force prior to the date of the Planning Authority's decision but after the lodgement of the planning

application. The Board noted that the extant permission for a hotel at this location under Reg. Ref. PL.06F.232704 / F08A/1305 was granted under the Science and Technology zoning of the 2005-2011 County Development Plan. The decision to extend the duration of that permission under Reg. Ref. F08A/1305/E1 was made under the High Technology zoning of the 2011-2017 County Development Plan and local objective no. 423 which allowed for a hotel at this location. The Board noted that the local objective no. 423 from the 2011-2017 County Development Plan was not continued in the 2017-2023 Development Plan, and accordingly was of the view that there is now no statutory basis for the provision of a hotel at this location. Furthermore, the Board noted that the current Development Plan specifically provides, under Objectives ED94, ED95 and Section 11.3, that Masterplans, including for the area including the subject site, require engagement with 'key stakeholders, relevant agencies and sectoral representatives' and further require that masterplans will be subject to a public consultation process, and accordingly considered that a masterplan prepared independently by an applicant (as in the case of the masterplan prepared as part of the planning application for an office development under file register reference number F16A/0397, which indicated a hotel on the subject site) would not qualify as a Masterplan under the terms of the current Development Plan, and would not, therefore, have any status under Objective ED90 of the Plan.

[Please issue a copy of this Direction to the parties with the Board Order]

Board Member

Date: 3rd October 2017

Philip Jones