



An
Bord
Pleanála

Board Direction
BD-005880-20
ABP-306575-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2020.

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

Reasons and Considerations

1. The proposed development is located in an area zoned 'ME' in the Fingal Development Plan, 2017-2023 for which the objective is to facilitate opportunities for high-density mixed-use employment generating activity and commercial development within the Metro Economic Corridor. Having regard to the level of existing car parking provision at Swords Business Campus, the proximity of the site to the proposed Metro Link route and Bus Rapid Transit routes, and the requirement under Table 12.8 of the Development Plan to apply a 50% reduction in maximum car parking allowances for development near public transport or on Metro Economic Corridor zoned lands, it is considered that the proposed development of temporary car parking spaces for the established use on site would contravene materially Objective DM113 of the Development Plan which seeks to 'limit the number of car parking spaces at places of work and education so as to minimise car borne commuting. The number of car parking spaces at new developments will be in accordance with the standards set out in Table 12.8'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European Sites numbered 000205 and 004025, or any other European site, in view of the sites' Conservation Objectives. In such circumstances the Board is precluded from granting permission. The Board considered that this was a new issue and in the light of the reason for refusal set out above decided not to pursue it.

Copy of Direction to issue with the Board Order.

Board Member

Date: 04/06/2020

Maria FitzGerald