



An
Bord
Pleanála

Board Order
PL 06F.248338

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F16A/0579

Appeal by Gerard McLeod Junior of 2 Cloghran Cottages, Cloghran, Swords, County Dublin and by others against the decision made on the 28th day of March, 2017 by Fingal County Council to grant subject to conditions a permission to Carra Shore Hotel (Dublin) Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development: Construction of a part 10 storey and part seven-storey, 427-bedroom hotel development incorporating 317 bedrooms and 110 suites with a gross floor area of 18,490 square metres. The proposal includes associated leisure facilities, meeting and conference rooms, café/restaurant, plant, outdoor terrace/patio areas, lighting and associated facilities. Provision of coach parking area and 461 number car parking spaces at surface level and within a two-storey (total of 8.5 metres in height) car deck structure (three levels of parking, including surface and roof) with green walls. Access to the development is from the existing road from the Stockhole Lane roundabout. The proposed development includes landscaping (hard and soft), boundary treatment and all associated ancillary works. All located on a site west of Stockhole Lane/Clonshaugh Road, Clonshaugh, County Dublin. The site of approximately 1.35 hectares is located west of Stockhole Lane/Clonshaugh Road, north of the R139 and east of the M1 motorway.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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.

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

Dated this day of 2017