



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0526

APPEAL by Swords Business Campus 1 Limited care of Reid Associates of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin against the decision made on the 8th day of January, 2020 by Fingal County Council to refuse permission.

Proposed Development: Additional temporary car parking spaces, to be removed upon Estuary MetroLink station becoming operational, to existing office campus consisting of 113 number car spaces and associated circulation, entrances, exits, drainage and landscaping with an overall area of 0.3 hectares adjacent to Unit 1, Swords Business Campus, Balheary Road, Swords, County Dublin.

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 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.

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.