



An
Bord
Pleanála

**Board Direction
PL06F.247665**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 18th, 2017.

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

Reasons and Considerations

Having regard to:

- the nature and scale of the proposed development which comprises 'Phase 1' of a larger master plan scheme prepared by the applicant,
- the site's location in close proximity to the strategic junction of the M1 and M50 motorways,
- the distance of the site from high capacity public transport nodes and the limited potential for the development to be accessed by public transport, walking and cycling, and
- the large quantum of similarly zoned High Technology and other employment related zoned lands in the vicinity,

And notwithstanding:

- the identification of these lands for development in successive Development Plans,
- the HT, 'High Technology' zoning objective of these lands in the Fingal County Development Plan 2017-2023 and
- the transport mitigation measures proposed in the planning application and appeal,

it is considered that the proposed development:

- would adversely affect the use of the M1 and M50 national roads by traffic,
- would adversely affect the strategic and local road network,

- would be premature pending a strategic review of transport and land use integration in the South Fingal area as required by Objective MT07 of the Fingal County Development Plan 2017-2023
- would be deficient in terms of meeting the ‘masterplan’ requirements set out under Objective ED94, ED95 and Section 11.3 of the Fingal County Development Plan 2017-2023 which, inter alia, require engagement with ‘key stakeholders, relevant agencies and sectoral representatives’ and further require that masterplans will be subject to a public consultation process, and
- would set an undesirable precedent for office large scale office space on similarly zoned High Technology lands in the area where there is limited public transport connectivity.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: May 18th, 2017

Nicholas Mulcahy