



Board Direction

Ref: 06F.248347

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th September 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 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. This objective is considered reasonable. Having regard to the level of existing car parking provision at Swords Business Campus, the proximity of the site to the proposed Metro North 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 would represent the underutilisation and inefficient use of serviced and zoned lands and would materially contravene 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

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Table 12.8'. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 13th September 2017.

Terry O'Niadh