



An
Bord
Pleanála

Board Direction
PL06F. 249301

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd September, 2018.

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 subject site is situated on land zoned for General Employment in the Fingal County Development Plan 2017-2023. Such zoning permits, in principle, petrol stations and restaurant/cafes to serve the local working population. Having regard to the scale and form of the proposed development, which includes the provision of a drive-through restaurant, extensive food offerings and communal dining, it is considered that these proposed uses would be the primary use, with the petrol filling station representing a subsidiary use, and would provide a restaurant/café which would extend substantially beyond the local working population. The proposed development, would therefore, materially contravene the land use zoning objective of the site and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is situated on an elevated site at a prominent location at the entrance to Swords town. Having regard to the scale and form of the proposed development, which includes substantial food offerings, communal seating and a drive-through restaurant, it is considered that it would undermine the role and function of the nearby Local Centres and

detract from the role and function of Swords Town as the primary retail centre. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

3. PAs condition number 3.

Board Member

Date: 3rd September, 2018.

Terry O'Niadh