



An
Bord
Pleanála

Board Direction
BD-002051-19
ABP-302302-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

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

Reasons and Considerations

1. Having regard to the provisions of the Fingal County Development Plan 2017 to 2023, and to the nature, scale and location of the proposed development within an area that is covered by the GB zoning objective which seeks to "Protect and provide for a greenbelt", the proposed development would contravene materially the GB objective indicated in the Development Plan. The proposed development would also set an undesirable precedent for similar future developments in this and other GB zones in the county, which would, in turn, have an adverse impact on the amenities of the lands that the GB zoning objective seeks to protect. Furthermore, the proposed development would contravene materially Condition no.2 of the planning permission granted under F16A/0388. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard the provisions of the Fingal County Development Plan 2017 to 2023, and to the nature, scale and location of the proposed development within an area that is identified as being within the Outer Public Safety Zone for Dublin Airport, the proposed development, when considered in combination with the already permitted hotel extension to the White House Hotel, would give rise to an excessive density of development within the Outer Public Safety Zone. The proposed development would be contrary to Objective DA13 of the Development Plan which seeks to “promote appropriate land use patterns in the vicinity of the flight paths serving the Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements.” The proposed development would, therefore, be contrary the proper planning and sustainable development of the area.

Board Member

Date: 08/01/2019

Paul Hyde