



An  
Bord  
Pleanála

**Board Direction**  
**BD-003403-19**  
**ABP-303879-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2019.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The site is zoned for High Technology uses in the Fingal County Development Plan 2017-2023. Under this zoning objective, café use to serve the local working population only, is permitted in principle. This objective is considered reasonable. Having regard to the scale and form of the proposed development, to the availability of existing restaurant/café services already in the immediate vicinity, to the absence to date of any local working population within the wider HT land area in the environs of the subject site, (beyond those working or due to be employed in the future, in the adjoining retail and hotel developments, and within which restaurant/café uses are provided) and to the remote distance between the subject site and existing employment development in the Dublin City Council area to the south, it is considered that the proposed development would be premature pending the existence of a local working population, as required under the provisions of the development plan and would therefore contravene the land use zoning objective for the subject site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 26/06/2019

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Chris McGarry