



An
Bord
Pleanála

Board Direction
BD-005162-20
ABP-305662-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2020.

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 design and scale of the proposed development, the provisions of the Fingal County Development Plan 2017 – 2023 and the land use zoning objectives relating to the site and the constraints on employee densities arising from the location of the site within the Outer Public Safety Zone associated with Dublin Airport, the Board is not satisfied that the proposal would represent an appropriate scale of development for the proposed and permissible uses on these zoned lands. It did not consider that the proposed development would be likely to comply with the recommended employee density for working premises of ≤ 110 persons / half hectare. It is considered therefore that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the strategic importance of the adjoining regional route (R132), the Board is not satisfied, based on the information provided, that the proposed access arrangements from the R132 would not represent a sub-optimal arrangement which would give rise to conflicting traffic movements and interfere

with the safe and convenient use of this regional route and that the proposed development would not endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/02/2020

Terry Prendergast