



An  
Bord  
Pleanála

**Board Direction**  
**BD-005945-20**  
**ABP-306585-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2020.

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

### **Reasons and Considerations**

1. The appeal site is subject to an objective of the Fingal County Development Plan 2017 – 2023 to provide a road linking Swords Main Street with Brackenstown Road. Having regard to the topography of the area and the difference in levels across the site, it is considered that the proposed development would be premature pending the determination of the layout and levels of this road and the relationship with the site. Furthermore, the proposed pedestrian footpath along the southern boundary fails to provide a satisfactory linkage to Well Road to the west. The proposed development would, therefore, contravene Objective MT41 of the development plan and would be contrary to the proper planning and sustainable development of the area.
2. Objective SWORDS 4 of the Fingal County Development Plan 2017 – 2023 promotes the development of lands within Swords Town Centre in accordance with the principles and guidance laid down in the Swords Master Plan (2009). The appeal site is located in the retail / commercial core of Swords Town Centre as defined by that Master Plan. Having regard to the form, mass and scale of the proposed hotel and poor street animation, the proposed

development would negatively impact on the town centre streetscape, would have negative overbearing impacts on the adjoining protected structure, The Old Borough, and lands to the west. The proposed development would therefore be contrary to the urban design guidelines laid down in the Swords Masterplan and the objectives of the development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**[Note:** Having regard to the information submitted with the appeal, the Board noted the Inspectors commentary regarding the shortcomings in the information provided, therefore, the decision of the Board is based on the application information as submitted to Fingal County Council on 8<sup>th</sup> November 2019].

**Board Member**

**Date:** 16/06/2020

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Stephen Bohan

[Please issue a copy of this Direction with the Board Order to the parties.]