



An
Bord
Pleanála

Board Direction
BD-005927-20
ABP-306622-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2020.

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 subject site is located within the Outer Public Safety Zone for Dublin Airport in which the provision of restaurant/leisure facilities are limited to densities of less than or equal to 85 persons per half hectare development. The applicant is seeking permission for the provision of a restaurant facility which would provide for 55 covers equating to a density of 110 persons per half hectare. Furthermore, this figure does not take cognisance of the number of staff employed to cater for the running of the restaurant, which would, when added to the figure of 110, increase the density further over that stipulated in the ERM report. As such it is considered that the proposed development is excessive in scale, would contravene Objective DA07 and Objective DA13 of the Fingal Development Plan 2017-2023, not be in accordance with Table 6.1 of the ERM report and would not be in accordance with the proper planning and sustainable development of the area.

- 2 On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European site Nos. 000205 and 004025, or any other European site, in view of the sites Conservation Objectives. In such circumstances the Board is precluded from granting permission.

- 3 The site is in an area where zoning objective “Ha” High Amenity, applies. Protecting and enhancing these areas by protecting highly sensitive and scenic locations from inappropriate development and reinforcing their character, distinctiveness and sense of place is the primary objective; but in recognition of the amenity potential, opportunities to increase public access will be explored. Although restaurant/café is a permissible use subject to being ancillary to tourism uses or conversion of a protected or vernacular structure, the proposal does not involve the conversion of either a protected structure or a vernacular structure; neither would it be ancillary to tourism use that would reinforce the character, distinctiveness or sense of place of the area, or increase amenity potential or public access.

Board Member

Date: 11/06/2020

Paul Hyde