



An
Bord
Pleanála

Board Direction
BD-007070-20
ABP-307884-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2020.

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

Reasons and Considerations

Having regard to the 'HT' zoning which applies to the site under the Fingal County Development Plan 2017-2023, under which hotel uses are open for consideration, and to the extant permission in place at the site for a hotel development under Reg. Ref. F16A/0587, together with the nature and scale of the proposed development and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not endanger public safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars submitted to An Bord Pleanála on 10 th August 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the
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	<p>planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>All conditions attached to permission Reg. Ref. F16A/0587 shall be complied with, unless otherwise authorised as part of this grant of permission.</p> <p>Reason: To maintain effective control of the development of the site.</p>
3.	<p>Meeting rooms within the hotel shall only be utilised between the hours of 10am-5pm and shall not be used for conferences or banqueting events.</p> <p>Reason: In order to ensure an appropriate density of development on the site and to ensure meeting rooms are daytime use only.</p>
4.	<p>Prior to the commencement of development, the developer shall submit, for the written agreement of the Planning Authority, proposals for</p> <ul style="list-style-type: none"> (a) a set-down area to serve the hotel and (b) a circulatory route for the airport shuttle service which does not require any reversing manoeuvre of the bus. <p>Reason: In the interests of pedestrian and road safety</p>
5.	<p>Parking spaces shall be used in conjunction with the hotel use only and shall not be used for long term parking or 'park and fly' purposes.</p> <p>Reason: In the interests of ensuring the use of sustainable transport modes to access the airport.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application</p>

	<p>of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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Board Member

Date: 01/12/2020

Terry Prendergast