



An  
Bord  
Pleanála

**Board Direction**  
**BD-008334-21**  
**ABP-308953-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2021.

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 site of the proposed development is located in an area zoned 'GE' in the Fingal County Development Plan 2017-2023, where it is a stated objective 'to provide opportunities for general enterprise and employment' and hotel and guest-house use are not permitted. It is considered that that the proposed development for short-stay, guest rooms would, therefore, materially contravene the development objective indicated in the current development plan for the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is also located within the Cherryhound LAP, which seeks to development the designated lands in accordance with the 'GE' zoning objective. It is considered that the proposed development, by virtue of its use, would be contrary to the objectives of the LAP and would not contribute to the long-term development vision for the lands. Therefore, the proposal would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 27/05/2021

Paul Hyde