



An
Bord
Pleanála

Board Direction
BD-018996-25
ABP-319290-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2025.

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 provisions of the Fingal Development Plan 2023 - 2029, the retention and continued temporary use of the parking spaces within the existing car park at the Holiday Inn Hotel for short-term and long-term private car based passenger parking for Dublin Airport and not hotel use, would be classified as 'Carpark- Non-Ancillary', which is listed as not permitted as a use class related to the zoning objective for the site and would, therefore, materially contravene the 'HT' 'High Technology' Zoning Objective of the Fingal Development Plan 2023-2029 which seeks to "*Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment*" and would thereby be contrary to the proper planning and sustainable development of the area.
2. This proposal is for Temporary use of 248 no. car parking to serve Dublin Airport passengers. The Fingal County Development Plan 2023 Policy DAP2 is to "Ensure that the required infrastructure and facilities are provided at

Dublin Airport, in accordance with Dublin Airport LAP 2020..." the proposed car park is a facility to serve Dublin Airport therefore the Board considered the Dublin Airport LAP is of relevance notwithstanding the fact the site of the carpark is located outside the LAP area. The Dublin Airport Local Area Plan 2020, Carpark Strategy does not support the proposed temporary use of an existing Hotel carpark (albeit not currently in use as a hotel). The development is therefore contrary to Objective DAO6 of the Fingal Development Plan 2023-2029 which seeks to Control the supply of car parking at the Airport so as to maximize as far as is practical the use of public transport and sustainable transport modes (walking / cycling) by workers and passengers and to secure the efficient use of land and safeguard the strategic function of the adjacent road network. The development would therefore by itself and by the precedent which the grant of permission for it would be contrary to objective DA 06 and to the proper planning and sustainable development of the area.

Note:

The Board did not concur with the Inspector that in this case the contravention of a condition attached to the parent permission is a reason for refusal, noting the fact that the hotel building is currently not in use as a hotel.

Board Member


Mary Henchy

Date: 20/02/2025