

An
Coimisiún
Pleanála

Direction
CD-020665-25
ABP-322594-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/09/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

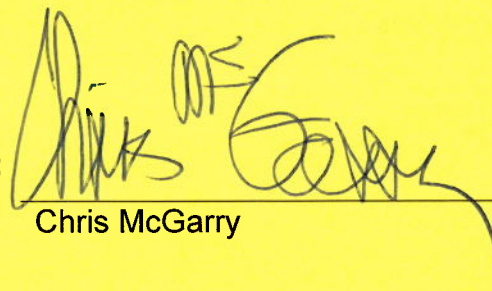
Amend condition number 3 as follows

The meeting rooms shall be used for that purpose only. No part of the hotel shall be used for conferences or banqueting events.

Reason: In order to ensure an appropriate density of development on site.

Planning

Commissioner:


Chris McGarry

Date: 12/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed meeting rooms and bar/restaurant ancillary to the primary use of hotel is consistent with the objectives of the Fingal Development Plan 2023–2029, particularly Objective DAO19, and is in compliance with the guidance of the Environmental Resources Management (ERM) Report 2005 insofar as it relates to acceptable uses within the Outer Public Safety Zone. The provision of meeting rooms and ancillary/restaurant and bar facilities would not increase the density on site and does not materially exceed the density levels contemplated in the Enterprise Risk Management report. The proposed addition of meeting rooms and ancillary bar/restaurant would not endanger public safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Note: the Commission noted the recommendation of the inspector to limit the use of the meeting rooms to between 10:00 and 17:00 hours only. However, having regard to the modest extent of floor area allocated for meeting rooms in this specific application, and to the practical logic of the use of such meeting rooms as an ancillary element of the hotel use, whereby it might be the case that some meetings need to be held outside the hours recommended by the inspector, and noting the overall issue of substance, namely the reduced density of activity at the hotel by the omission of conference or banqueting activities, it was determined that a specific hourly limit was not warranted in this instance.