

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0381

An Bord Pleanála Reference Number: PL 06S.246719

APPEAL by Amphitheatre Ireland Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin and by others against the decision made on the 18th day of March, 2016 by South Dublin County Council to refuse permission to Cape Wrath Hotel Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin.

PROPOSED DEVELOPMENT: Permission is sought for: an increase in the capacity of the conference centre to allow for up to 6,000 patrons (the conference centre is currently limited to 4,161 patrons under South Dublin County Council (SDCC) register reference SD07A/0294; An Bord Pleanála (ABP) reference PL06S.227236) and for the provision of public concerts; modifications to the permitted layout of the overflow car park (SDCC register reference SD10A/0150; An Bord Pleanála reference PL06S.238971) to accommodate an additional 171 number car parking spaces and taxi set-down area; improvement works to the junction at Garters Lane and Fortunestown Lane. All associated site development, landscaping and boundary treatment works above and below ground at Citywest Hotel and Conference Centre, Saggart, County Dublin. The application site comprises an area of circa 3.23 hectares including lands at the junction of Garters Lane and Fortunestown Lane.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development which involves, inter alia, the intensification of permitted use of the existing conference centre by an increase in capacity from 4,161 to 6,000 and for the provision of public concerts, the Board is not satisfied, on the basis of the information submitted, that the proposed development would not have a significant negative impact on the residential amenities of the area by reason of serious traffic congestion and evening and night-time noise. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed increase in capacity and the proposal to permit public concerts would not be likely to generate an unacceptable level of inconvenience for local residents and others in terms of noise and traffic congestion and furthermore was not satisfied that the proposed development would not give rise to potential detrimental impacts on the capacity, safety and operational efficiency of the national road network in the vicinity of the site.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.