

Board Order PL 06F.248347

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0038

Appeal by Statutory Receiver of Certain Assets of Island Associates Limited care of IMG Planning of 75 Fitzwilliam Lane, Dublin against the decision made on the 21st day of March, 2017 by Fingal County Council to refuse permission.

Proposed Development: Construction of 162 number surface car parking spaces on the northern side of the business campus at Swords Business Campus, Balheary Road, Swords, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

The proposed development is located in an area zoned 'ME' in the Fingal Development Plan 2017-2023 for which the objective is to facilitate opportunities for high density mixed use employment generating activity and commercial development within the Metro Economic Corridor. This objective is considered reasonable. Having regard to the level of existing car parking provision at Swords Business Campus, the proximity of the site to the proposed Metro North and Bus Rapid Transit routes, and the requirement under Table 12.8 of the development plan to apply a 50% reduction in maximum car parking allowances for development near public transport or on Metro Economic Corridor zoned lands, it is considered that the proposed development would represent the underutilisation and inefficient use of serviced and zoned lands and would materially contravene Objective DM113 of the Fingal Development Plan 2017-2023 which seeks to limit the number of car parking spaces at places of work and education so as to minimise car borne commuting. The number of car parking spaces at new developments will be in accordance with the standards set out in Table 12.8'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017