



An  
Bord  
Pleanála

## Board Order ABP-302651-18

### Planning and Development Acts, 2000 to 2018

#### Planning Authority: Fingal County Council

**Application** for permission under section 37E of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including an Environmental Impact Assessment Report and Natura Impact Statement, lodged with An Bord Pleanála on the 27<sup>th</sup> day of September, 2018 by Gerard Gannon care of Downey Planning of 1 Westland Square, Pearse Street, Dublin.

**Proposed Development:** Permanent continuation of the use of the existing long-term car park known as Quickpark that is currently used for the same purpose under and in accordance with temporary planning permission An Bord Pleanála reference number 06F.PA0023. Planning permission is also sought for the construction of a new entrance building with associated revised entrance layout resulting in 6,122 long-term car parking spaces (reduced from the permitted 6,240 spaces to accommodate a new entrance building). The proposed development of 6,122 long-term car parking spaces is provided for under condition number 23 of the Terminal 2 planning permission An Bord Pleanála reference number 06F.220670 (F06A/1248). The proposed development includes the demolition of the existing single storey office and control building; demolition of the existing canopy entrance structure, the relocation of the existing maintenance shed and the construction of a new part three storey entrance building comprising office space with new car park barriers and ticket machines together with premium car parking offer, elevational signage, green

roof, landscaping and associated revisions to the entrance layout to accommodate the new building. Permission is also sought for the continued use of existing ancillary infrastructure and facilities including: existing internal circulation road; hard-standing; lighting; boundary fencing; bus shelters; CCTV cameras; signage; existing drainage network including existing surface water attenuation areas, foul water connection, water supply, associated landscaping and all ancillary works necessary to facilitate the development erected under and in accordance with An Bord Pleanála reference number 06F.PA0023 and register reference numbers F99A/0376/PL 06F.112955, F02A/1110, F05A/1464 and F06A/1746. The development also includes new ancillary infrastructure and facilities/drainage improvement works including additional filter drains at the new building and swales along new entrance layout. Access to the car park is from the previously permitted signal-controlled junction on the Swords Road (Old Airport Road) with turning lanes and directional signs. Planning permission is also sought to retain existing hard standing surface area associated with the premium valet offer of the car park, all on lands at Quickpark Car Park, Turnapin Great, Swords Road (Old Airport Road), Santry, County Dublin.

## **Decision**

**Grant permission under section 37G of the Planning and Development Act 2000, as amended, for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

**Determine under section 37H(2)(c) the sum to be paid by the applicant in respect of costs associated with the application as set out in the Schedule of Costs 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:

- (a) the provisions of the National Planning Framework 2018 in relation to the strategic role of Dublin Airport,
- (b) the National Aviation Policy in respect of the future growth and capacity of Dublin Airport,
- (c) the provisions of the Fingal County Development Plan 2017-2023 and the Dardistown Local Area Plan 2022 and, specifically, the zoning objectives on the application site, which include an objective to ensure the efficient and effective development of the airport,
- (d) the planning history of the subject site and wider area, specifically the airport terminal granted planning permission under appeal reference number PL 06F.220670 and the requirement that the total number of long-term public car parking spaces serving the airport shall not exceed 26,800,
- (e) the mitigation measures set out in the Environmental Impact Assessment Report and the likely consequences for the environment,
- (f) the proper planning and sustainable development of the Dublin Airport lands and the likely significant effects of the proposed development on European Sites,

- (g) the submissions and observations received in relation to the proposed continuance of use and to the likely effects on the environment, and
- (h) the report of the Inspector.

**Appropriate Assessment:**

The Board agreed with the screening assessment and conclusion carried out in the Inspector's report that the Baldoyle Bay Special Area of Conservation (site code: 000199) and the Balydoyle Bay Special Protection Area (site code: 004016) are the European Sites for which there is a likelihood of significant effects.

The Board considered the Natura Impact Statement, and all other relevant submissions, and carried out an Appropriate Assessment of the implications of the proposed development for European Sites in view of the sites' Conservation Objectives (the Baldoyle Bay Special Area of Conservation (site code: 000199) and the Baldoyle Bay Special Protection Area (site code: 004016)). The Board considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment.

In completing the assessment, the Board considered, in particular, the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects, mitigation measures, which are included as part of the current proposal, and the Conservation Objectives for the European Sites.

In completing the Appropriate Assessment, the Board accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Sites, having regard to the sites' Conservation Objectives. In overall conclusion, the Board was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the sites' Conservation Objectives.

## **Environmental Impact Assessment:**

The Board completed an environmental impact assessment of the proposed development taking account of:

- (a) the nature, scale, location and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and associated documentation submitted in support of the planning application,
- (c) the submissions received from the local authority, prescribed bodies, and observers, and
- (d) the Inspector's report.

The Board considered that the Environmental Impact Assessment Report adequately considers alternatives to the proposed development and identifies and describes adequately the direct, indirect and cumulative effects of the proposed development on the environment. The Board agreed with the examination set out in the Inspector's report of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the applicant and submissions made in the course of the planning application. The Board considered that the main significant direct and indirect effects of the proposed development on the environment are, and would be mitigated, as follows:

- the impact of future infrastructure projects, in particular Metro North, on the supply and demand for long-term parking at the airport which would be avoided by compliance with the conditions of previous planning permissions regarding provision of long-term car parking and the Mobility Management Update of the Airport, and
- the risk of hydrocarbon contamination from oil leaks/spillages which would be mitigated against by the measures set out in the Environmental Impact Assessment Report, which include specific provisions in relation to surface water, SuDS, drainage infrastructure and monitoring.

The Board completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed, as set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector.

**Proper planning and sustainable development:**

It is considered that, subject to compliance with the conditions set out below, the permanent continuance of use of the car park would not undermine the delivery of public transport in the area, would not give rise to a traffic hazard, would not have an adverse impact on the environment, would not adversely impact on designated European Sites and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**CONDITIONS**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The developer shall implement in full the mitigation measures contained in the Environmental Impact Assessment Report submitted with the application.

**Reason:** In the interest of the proper planning and sustainable development of the area.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No surface water/rainwater shall discharge into the foul sewer system and surface water discharge shall be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works version 6.0 FCC April 2006.

**Reason:** In the interest of public health and to ensure a proper standard of development.

4. All surface water management measures (incorporating SuDS as appropriate) shall be carried out and implemented to the standards set out in the Fingal County Development Plan 2017-2023 together with, over the lifetime of the proposed development, full implementation (including maintenance) of mitigation measures, the on-site pollution attenuation and drainage systems described in the application and regular monitoring programme of surface water discharge and groundwaters.

**Reason:** In the interest of public health and to ensure a proper standard of development.

5. All requirements of the Water Services Planning Unit of Fingal County Council shall be complied with and, where the developer proposes to connect directly to a public water/waste water network operated by Irish Water, the developer shall be required to sign any relevant connection agreement to the standards set out in the agreement.

**Reason:** In the interest of public health and to ensure a proper standard of development.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



