



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0705

APPEAL by Carra Shore Hotel care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 13th day of February, 2019 by Fingal County Council to refuse permission to the said Carra Shore Hotel.

Proposed Development: Construction of a single storey standalone cafe unit with a gross floor area of 170 square metres (within the car park of the development previously permitted under planning register reference number F17A/0748). The proposal includes 12 number car parking spaces, illuminated backlit signage for the café unit, associated outdoor seating area, bin store, landscaping and all associated site works including the relocation of the attenuation area previously permitted under planning register reference number F17A/0748, all at site of approximately 0.19 hectares located west of Stockhole Lane/Clonshaugh Road, north of the R139 and east of the M1 motorway, Clonshaugh, 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 site is zoned for High Technology uses in the Fingal County Development Plan 2017-2023. Under this zoning objective, café use to serve the local working population only, is permitted in principle. This objective is considered reasonable. Having regard to the scale and form of the proposed development, to the availability of existing restaurant/café services already in the immediate vicinity, to the absence to date of any local working population within the wider HT land area in the environs of the subject site, (beyond those working or due to be employed in the future, in the adjoining retail and hotel developments, and within which restaurant/café uses are provided) and to the remote distance between the subject site and existing employment development in the Dublin City Council area to the south, it is considered that the proposed development would be premature pending the existence of a local working population, as required under the provisions of the development

plan and would, therefore, contravene materially the land use zoning objective for the subject site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

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

Dated this day of 2019.