



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0527

APPEAL by Truefiction Limited care of Peter P. Gillett and Associates of 55 Glencarraig, Sutton, Dublin against the decision made on the 10th day of January, 2020 by Fingal County Council to refuse permission.

Proposed Development: A new standalone, four-storey hotel (3,376.5 square metres), comprising 104 bedrooms and ancillary services, including day café, toilets, reception, foyer, administrative and staff facilities, over a two-level basement car park (1,915 square metres), providing 52 number car parking spaces, and all associated landscaping, site works and services. Permission is also being sought for demolition of an existing, two storey, pitched roof building within the site, a former builders' providers outlet. The site is bounded to the north by a protected structure, The Old Borough Schoolhouse, a Wetherspoon's Public House, and to the south by a Colourtrend Paint outlet. The site is also bounded to the west by the Well Road. The proposed hotel will be built to 'Passive-House' standards of construction and energy conservation. Upon completion, this will be Ireland's first Passive-House certified hotel. All at 76 Main Street, 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

1. The appeal site is subject to an objective of the Fingal County Development Plan 2017- 2023 to provide a road linking Swords Main Street with Brackenstown Road. Having regard to the topography of the area and the difference in levels across the site, it is considered that the proposed development would be premature pending the determination of the layout and levels of this road and the relationship with the site. Furthermore, the proposed pedestrian footpath along the southern boundary fails to provide a satisfactory linkage to Well Road to the west. The proposed development would, therefore, contravene Objective MT41 of the Fingal County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

2. Objective SWORDS 4 of the Fingal County Development Plan 2017 – 2023 promotes the development of lands within Swords Town Centre in accordance with the principles and guidance laid down in the Swords Master Plan (2009). The appeal site is located in the retail/commercial core of Swords Town Centre as defined by that Master Plan. Having regard to the form, mass and scale of the proposed hotel and poor street animation, the proposed development would negatively impact on the town centre streetscape, would have negative overbearing impacts on the adjoining protected structure, The Old Borough, and lands to the west. The proposed development would, therefore, be contrary to the urban design guidelines laid down in the Swords Masterplan and the objectives of the current development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.