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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW20A/0142**

**APPEAL** by Propotron Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 27<sup>th</sup> day of October, 2020 by Fingal County Council to refuse permission to Propotron Limited.

**Proposed Development** The development will consist of: the demolition of all existing structures on the site comprising commercial buildings (5,090 square metres, approximately); the provision of an upgraded (existing) vehicular access located at the north-west corner of the site connecting to River Road; and the construction of a new 459-bedroom hotel and commercial office development with ancillary facilities comprising of four number buildings arranged around a central plaza, ranging in height from two number storeys (consisting of a single storey and double-height level) up to 28 number storeys in total above basement (with rooftop plant; roof terraces and PV panels) comprising Block A (Office and Café), Block B (Hotel Lower, Hotel Tower and ancillary hotel facilities), Block C (Office) and Block D (Office) resulting in a total Gross Floor Area of 57,591 square metres total approximately (excluding basement and car parking areas); car parking (232 number spaces) and bicycle parking (710 number spaces) located underground and at surface level; motorbike parking (24 number spaces), coach parking (five number

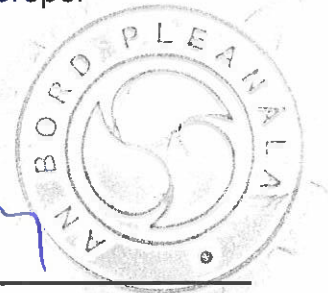
spaces), shuttle bus set down areas, drop-off zones, and EV charging points. Block A comprises 10,770 square metres of office floorspace and a 240 square metres café in a 10-storey building (over basement) with roof terrace (130 square metres); Block B comprises 22,856 square metres of hotel floorspace in a two- to 28-storey building (over basement) with upper levels set back with roof terrace (585 square metres); Block C comprises 9,110 square metres of office floorspace in a six- to nine-storey building with roof terrace (105 square metres); and Block D comprises 14,440 square metres of office floorspace in eight- to 13-storey building with roof terrace (310 square metres). The development will also include ancillary staff services; refuse storage areas; internal roads; lighting; hard and soft landscaping; boundary treatments; pedestrian access and footpaths; changes in level; plant; an ESB substation (175 square metres); attenuation works; piped infrastructure and ducting; and all site excavation and development works above and below ground, all on lands known as Junction 6, River Road, Castleknock, Dublin (which are generally bounded to the north and south by the Navan Road (N3 National Primary Route), the east by the M50 Motorway and the west by River Road.)

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

1. The proposed development, by virtue of its scale and location on an island at the intersection of national roads where there is relatively poor permeability with the adjoining streetscape, would result in an intensive overdevelopment of the site. The proposal would be contrary to the “Urban Development and Building Height Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in December, 2018 under Section 28 of the Planning and Development Act 2000, as amended. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of the proposed development, to the suburban location of the site in close proximity to the strategic junction of the N3/M50, to the proposed ambitious modal split and to the poor pedestrian and cycling environment in the immediate vicinity of the site, it is considered that the proposed development would result in an under provision of car parking, would adversely affect the strategic function, efficiency and carrying capacity of surrounding national roads and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *7<sup>th</sup>* day of *June* 2022.