

An  
Bord  
Pleanála

Board Order  
ABP-308953-20

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

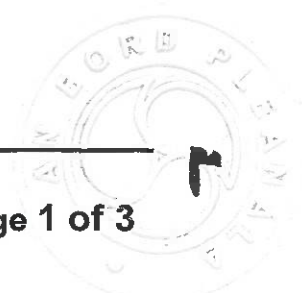
**Planning Register Reference Number: FW20A/0157**

**APPEAL** by Driveglade Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 23<sup>rd</sup> day of November, 2020 by Fingal County Council to refuse permission.

**Proposed Development:** Removal of the existing first floor, comprising of a bar and apartment, and construction of 22 number guest rooms and two number meeting rooms including all ancillary works and associated elevation alterations arising from the development, at Dolly Heffernan's, Ratoath Road, Mooretown, Blanchardstown, 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**

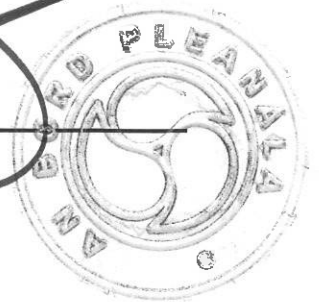
1. The site of the proposed development is located in an area zoned 'GE' in the Fingal County Development Plan 2017-2023, where it is a stated objective 'to provide opportunities for general enterprise and employment', and hotel and guest-house uses are not permitted. It is considered that that the proposed development for short-stay, guest rooms would, therefore, materially contravene the development objective indicated in the development plan and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development is also located within the Cherryhound Local Area Plan, which seeks to development the designated lands in accordance with the 'GE' zoning objective (to provide opportunities for general enterprise and employment). It is considered that the proposed development, by virtue of its use, would be contrary to the objectives of the Local Area Plan and would not contribute to the long-term development vision for the lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 2<sup>nd</sup> day of June 2021.