



An  
Bord  
Pleanála

## Board Order

**ABP-319290-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0784**

**Appeal** by Carra Shore Hotel (Dublin) Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 15<sup>th</sup> day of February, 2024 by Fingal County Council to refuse permission.

**Proposed Development:** Retention permission and continued temporary use for a period of five years of 248 number car parking spaces within the existing car park at Holiday Inn Hotel, Clonsaugh (permitted under Registration Reference number F17A/0748), for short-term and long-term passenger parking for Dublin Airport users at Holiday Inn Dublin Airport, Stockhole Lane, Clonsaugh, Swords, County Dublin.

### Decision

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

## Reasons and Considerations

1. Having regard to the provisions of the Fingal Development Plan 2023 - 2029, the retention and continued temporary use of the parking spaces within the existing car park at the Holiday Inn Hotel for short-term and long-term private car based passenger parking for Dublin Airport and not hotel use, would be classified as 'Carpark- Non-Ancillary', which is listed as not permitted as a use class related to the zoning objective for the site and would, therefore, materially contravene the 'HT' 'High Technology' Zoning Objective of the Fingal Development Plan 2023-2029 which seeks to "Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment". The retention and continued temporary use of the parking spaces would, therefore, be contrary to the proper planning and sustainable development of the area.

2. This proposal is for temporary use of 248 number car parking to serve Dublin Airport passengers. The Fingal County Development Plan 2023-2029, Policy DAP2 is to “ensure that the required infrastructure and facilities are provided at Dublin Airport, in accordance with Dublin Airport LAP 2020”. The proposed car park is a facility to serve Dublin Airport, therefore the Board considered the Dublin Airport LAP is of relevance notwithstanding the fact the site of the carpark is located outside the LAP area. The Dublin Airport Local Area Plan 2020, carpark strategy, does not support the proposed temporary use of an existing hotel carpark (albeit not currently in use as a hotel). The development is therefore contrary to Objective DAO6 of the Fingal Development Plan 2023-2029 which seeks to control the supply of car parking at the Airport, so as to maximize as far as is practical the use of public transport and sustainable transport modes (walking/ cycling) by workers and passengers and to secure the efficient use of land and safeguard the strategic function of the adjacent road network. The development would, therefore, by itself and by the precedent which the grant of permission for it would create, would be contrary to Objective DAO6 and to the proper planning and sustainable development of the area.



**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 4<sup>th</sup> day of March 2025.