

An
Coimisiún
Pleanála

Commission Order
ABP-322594-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0904E

Appeal by Trimstar Limited care of Downey Planning of 29 Merrion Square, Dublin against the decision made on the 25th day of April 2025 by Fingal County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

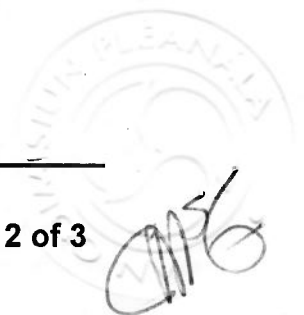
Proposed Development: The proposed development will provide for a new standalone five-storey over basement level hotel comprising 100 bedrooms, meeting rooms, licensed bar/restaurant, kitchen and ancillary services including, offices, staff room, and gym area, laundry, plant and refuse spaces; along with associated elevational signage. Permission is also sought for reconfiguration of the existing surface car parking on site (comprising a total of 130 number car parking spaces, in lieu of the existing 223 number spaces currently on site) to accommodate the proposed hotel; 38 number bicycle parking spaces (26 spaces at basement level and 12 spaces at surface level), two number motorcycle parking spaces at surface level; utilisation of existing entrance from the Swords Road; landscaping; boundary treatments; drainage works; and all associated site and infrastructural works necessary to facilitate the development at lands adjacent to the existing Carlton Dublin Airport Hotel, Turnapin Great, Swords Road, Cloghran, County Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 3 so that it shall be as follows for the reason set out.

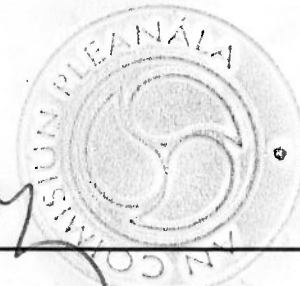
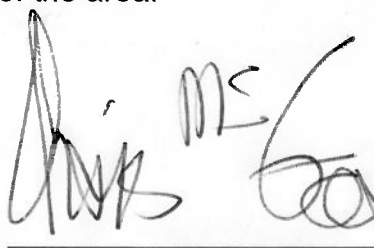
3. The meeting rooms shall be used for that purpose only. No part of the hotel shall be used for conferences or banqueting events.

Reason: In order to ensure an appropriate density of development on site.



Reasons and Considerations

The proposed meeting rooms and bar/restaurant ancillary to the primary use of hotel is consistent with the objectives of the Fingal Development Plan 2023-2029, particularly Objective DAO19, and is in compliance with the guidance of the Environmental Resources Management (ERM) Report 2005 insofar as it relates to acceptable uses within the Outer Public Safety Zone. The provision of meeting rooms and ancillary/restaurant and bar facilities would not increase the density on site and does not materially exceed the density levels contemplated in the Enterprise Risk Management report. The proposed addition of meeting rooms and ancillary bar/restaurant would not endanger public safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Chris McGarry

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 17 **day of** September **2025.**