

File With _____

SECTION 131 FORM

Appeal NO: ABP 320748 24

Defer Re O/H

TO: SEO

Having considered the contents of the submission ~~dated~~ received 11/10/24
from

PA

I recommend that section 131 of the Planning and Development Act, 2000

~~is~~ not be invoked at this stage for the following reason(s): no m 18864

E.O.: 

Date: 10/10/24

To EO: _____

Section 131 not to be invoked at this stage.

Section 131 to be invoked – allow 2/4 weeks for reply.

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP 320748-24

M _____

Please treat correspondence received on 1/10/24 as follows:

1. Update database with new agent for Applicant/Appellant _____ 2. Acknowledge with BP <u>20</u> 3. Keep copy of Board's Letter <input type="checkbox"/>	1. RETURN TO SENDER with BP _____ 2. Keep Envelope: <input type="checkbox"/> 3. Keep Copy of Board's letter <input type="checkbox"/>
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Amendments/Comments

PA Resp recd on Appeal

LID 2/10

4. Attach to file

- (a) R/S
- (b) GIS Processing
- (c) Processing
- (d) Screening
- (e) Inspectorate

RETURN TO EO

	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <i>[Signature]</i>	AA: <i>Fadime Matijevic</i>
Date: <i>2/10/24</i>	Date: <i>3/10/24</i>

Dillon Corcoran

From: Planning Appeals <planningappeals@fingal.ie>
Sent: Tuesday 1 October 2024 15:53
To: Appeals2
Cc: Darija Balciunaite
Subject: Our Ref:- FW24A/0253E Your Ref:- ABP-320748-24
Attachments: FW24A 0253E Appeal Response.pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

Please find attached response to correspondence received in respect of the above application.

Yours faithfully,

Abhilash Nair | Clerical Officer | Fingal County Council | Planning & Strategic Infrastructure
Department | County Hall | Main Street | Swords | Co. Dublin | K67 X8Y2

Comhairle Contae
Fhine Gall
Fingal County
Council



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The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Our Ref. FW24A/0253E

Your Ref. ABP-320748 -24

30th September, 2024

Re: Construction of a surface car park providing for a total of 950 staff car parking spaces and all associated site development works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. A site of approximately 4.26ha, bounded by the South Parallel Road (R108) to the north, Harristown Lane to the west, Horizon Business Park to the south and the existing Holiday Blue Long-Term Car Park to the east, in the townland of Harristown, Swords, Co. Dublin.

Dear Sir/Madam,

I refer to your correspondence dated 05 September 2024 regarding the above application.

The application was assessed against, the policies and objectives of the Fingal Development Plan 2023-29, national and regional spatial planning policies, Dublin Airport Local Area Plan 2020, South Fingal Transport Study 2019 and existing government policy and guidelines. The development was assessed having regard to the development plan zoning objective as well as the impact on surrounding lands and the character of the area.

The applicant, DAA, has proposed to construct c.950 surface car park spaces and associated minor buildings within the subject lands for the use of staff of Dublin Airport. Other works proposed include removal of 1 no existing agricultural entrance to the site, removal of existing mounding at the northeast corner of the site along the proposed site entrance from R108 and removal of sections of existing hedgerows and trees.

The applicant has referred to the restriction for staff car parking set under condition 23, item c, of Reg. Ref. F06A/1248 as an entitlement to maintain the level of private car parking for staff. The Planning Authority is of the opinion that condition 23 of Reg. Ref. F06A/1248 is a broad restriction towards any material increase in the provision of staff car parking for Dublin Airport Staff. The applicants' planning assessment highlights Reg.

Ref. F22A/0029, Reg. Ref. F16A/0155 and Reg. Ref. F13A/0142 for the loss of 620 no. car parking spaces (not exclusively staff car parking). The policy shift since 2006 has been in support of more sustainable modes of travel and thereby would envisage a further reduction in car parking for the more efficient use of land in line with Objective DAO6 of the Fingal Development Plan 2023-29. The reduction in car parking spaces associated with previous applications was determined to be appropriate and in accordance with the prevailing planning policy, as well as in accordance with the proper planning and sustainable development of the area. The DAA in proposing and in yielding to these developments, represented an abandonment of the use of these car parking spaces. The Planning Authority do not endorse the need for DAA to develop a new surface car park on a greenfield site to cover the car parking spaces lost or displaced through its developments on previously permitted developments.

It is understood that the proposed number of car parking on the subject site was solely determined based on the number of staff car parking spaces that have been lost over the past years from what was permitted under the Terminal 2 application (Reg. Ref. F06A/1248). No information has been provided regarding the use of existing car parking spaces or the number of staff currently employed by the DAA or their work patterns to support the need for more staff car parking. The planning application Reg. Ref F23A/0781 for the major infrastructural developments at Dublin Airport is still ongoing and includes the provision of 700 staff car spaces. It must be noted that the development of the subject site will be considered premature without the proper infrastructure developments connecting the subject site and prior to the determination of Reg. Ref F23A/0781. The southern portion of the site is indicated for a future road upgrade, the R108 is indicated for future Bus Connects route 24 and for GDA secondary cycle network.

The development of 950 no. car parking spaces on the subject site without the necessary pedestrian/cycle or public transport connectivity and pending the necessary upgrade to the road network to serve the area is considered premature. The Planning Authority requests that An Bord Pleanála uphold the decision of the Planning Authority to refuse permission.

In the event that this appeal is successful, provision should be made in the determination for applying the following:

- a financial contribution and/or a provision for any shortfall in open space and/or any Special Development Contributions required in accordance with Fingal County Council's Section 48 Development Contribution Scheme.
- the inclusion of Bond/Cash Security for residential developments of 2 or more units.
- conditions should also be included where a tree bond or a contribution in respect of a shortfall of play provision facilities are required.

Yours faithfully,



Roisin Burke
Senior Planner.

Date: 1st Oct. 2024

