



## Board Direction

---

**Ref: 06F.245782**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18<sup>th</sup>, February 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### REASONS AND CONSIDERATIONS

The site of the proposed development is located in the historic core of Skerries which has been designated as an Architectural Conservation Area under the current Fingal Development Plan 2011-2017 with a stated objective (AH17) to "*Ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of the proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio and building lines*". It is considered that the singular enclosure proposed along the streetscape at this location, where there are a series of steps, would detract from the visual character of the street and in the absence of a co-ordinated and comprehensive plan for the future development of the terrace would adversely affect the Architectural Conservation Area for Skerries. Accordingly it is considered that the proposed development would be in conflict with Objective AH17 and would be contrary to proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 23<sup>rd</sup>, February 2016  
Paddy Keogh