



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.247928**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 1<sup>st</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site is partially designated as Open Space (OS) within the Current Development Plan for the area. This zoning objective seeks to preserve and provide for open space and recreational amenities. A hotel use is not permitted on lands zoned OS. As such the hotel use proposed on the OS zoned lands is a material contravention of the current Development Plan. Furthermore, the Development Plan states that visitor accommodation, including hotels, should be generally located within towns and villages. By reason of its location a considerable distance from the built up area of Skerries, it is considered that the hotel and associated facilities would encourage the use of unsustainable modes of transport and the provision of the playing pitches has the potential to impact on neighbouring amenity, having regard to noise. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site is located in a coastal area designated as a Highly Sensitive Landscape with an exceptional landscape value. Objectives NH35, NH36, NH37 and NH38 of the Fingal County Development Plan 2017 – 2023 aim to prevent inappropriate development within such highly sensitive areas. Objective NH59 of the Development Plan aims to protect the special character of the coast by preventing inappropriate development, particularly on the seaward side of roads. Objective NH60 aims to ensure that development within coastal areas is sited appropriately so as not to detract from the visual amenity of the area. Furthermore, the site of the proposed development is partially designated as High Amenity in the current development plan for the area. This zoning objective seeks to protect and enhance high amenity areas. Having regard to the scale of the proposed dwelling units and access road and their location outside the built up area of Skerries and separated from it by green belt and high amenity zonings, it is considered that the proposed development would seriously injure the visual amenities and landscape character of the area, would materially contravene the objectives of the Development Plan, would be contrary to the Sustainable Residential Development in Urban Areas Guidelines (Cities, Towns & Villages) for Planning Authorities issued by the Department of the Environment, Heritage & Local Government in May, 2009 which require towns to develop in a sequential manner, would represent non sequential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 01.09.17

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Paul Hyde