



An
Bord
Pleanála

Board Direction
BD-008383-21
ABP-309655-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2021.

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

Reasons and Considerations

Having regard to the zoning provisions of the Final County Development Plan, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not detract from the character of the Skerries Architectural Conservation Area, would not seriously injure the amenities of the area or the residential amenities of neighbouring properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application except as otherwise may be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months of the date of this Order.

Reason: In the interest of clarity.

2. This permission for retention relates only to (i) first-floor window arrangement on west elevation, (ii) increased height of parapet wall on north elevation, (iii) increased area of first-floor plant room, (iv) revised ground finished floor level, (v) ridged and lean-to skylights and (vi) additional first-floor office area with access stairs.

Reason: In the interest of clarity.

3. The flat roof shall not be used as a terrace, roof garden, smoking area or for any ancillary purpose associated with the main use of the structure as a day centre for persons with an intellectual disability.

Reason: In the interest of residential amenity.

Board Member



Date: 01/06/2021

John Connolly