

An  
Bord  
Pleanála

**Board Direction**  
**BD-011966-23**  
**ABP-311566-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2023.

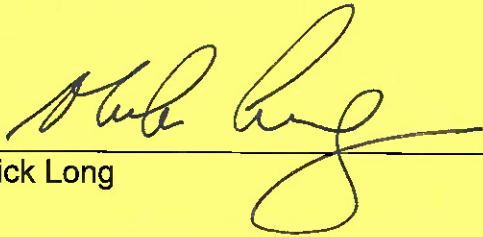
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the proposed development site on the periphery of the built-up area of Skerries within the 'GE' General Employment zoned lands at Milverton, the requirement for an agreed masterplan (Milverton Masterplan -MP 5D) for this area as set out in the Fingal Development Plan 2017-2023, and the fact that the current proposal represents phase 1 of the wider development of the masterplan lands, it is considered that the proposed development would represent an ad-hoc, piecemeal approach to the development of these lands; would be largely car dependent and would promote unsustainable transport modes and that it would not accord with the orderly expansion of the settlement of Skerries. The inadequacies in the proposed 'Indicative Masterplan layout' include its failure to include all of the GE zoned lands identified within the masterplan area, its failure to provide for a pedestrian overbridge to the Bellast Masterplan lands and issues relating to flood risk.

Therefore, the proposed development would contravene the objectives of the Fingal Development Plan 2017 – 2023, in particular objectives PM14, SS20, Skerries 10 and Skerries 11 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

A handwritten signature in black ink, appearing to read 'Mick Long', written over a horizontal line.

**Date:** 30/03/2023

Mick Long