



An
Bord
Pleanála

Board Direction
BD-017109-24
ABP-313944-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2024.

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 strategy for the development of towns, as set out in the Fingal Development Plan 2023-2029 and Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), is to support consolidation within and close to the existing built-up footprint through the delivery of sequential and sustainable urban extensions. This proposed housing scheme on a residentially-zoned, greenfield site located in a rural area approximately two kilometres from the town centre of Skerries, with limited services and facilities to support future occupants of the proposed development would be contrary to the Development Plan and national guidance regarding consolidated, compact growth. Thus, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale and massing of the proposed residential dwellings on a site designated as a Highly Sensitive Landscape with exceptional landscape value, it is considered that the proposed development would seriously injure the visual amenities and landscape character of the area and

would be contrary to Policy GINHP25 and Objectives GINHO58 and GINHO59 of the Fingal Development Plan 2023-2029. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. The proposed development is comprised entirely of 4-bedroom dwellings, and as such, does not provide a mix of units to cater for a variety of future occupants. Thus, the proposed development does not comply with the requirements of Section 14.6.2 of the Fingal Development Plan 2023-2029 and Compact Settlements Guidelines for Planning Authorities (2024), and would be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
Eamonn James Kelly

Date: 26/07/2024