

An
Coimisiún
Pleanála

Direction
CD-020850-25
ABP-322708-25

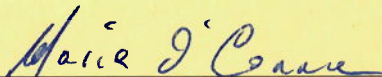
The submissions on this file and the Inspector's report were considered at a meeting held on 01/10/2025.

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

Planning

Commissioner:

Date: 01/10/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the pattern of existing and permitted development in the area, the nature, scale, design and materiality of the proposed development, together with Tables 14.4 (Infill Development) and 14.24 (Direction for Proposed Development within Architectural Conservation Areas), Policy HCAP14 (Architectural Conservation Areas) and, Objectives SPQHO42 (Development of Underutilised Infill, Corner and Backland Sites), DMSO31 and HCAO38 (Infill Development) of the Fingal Development Plan 2023-2029, it is considered that the proposed development in terms of its design, orientation and location within the site would be out of scale, proportion and character with the existing built form and architectural character of the Skerries Architectural Conservation Area (DF-ACA-29) and would be inconsistent with and, have a negative impact on the character and appearance of, the

Architectural Conservation Area and would be contrary to Policy HCAP14 (Architectural Conservation Areas). Furthermore, it is considered that by reason of the positioning of the structures within the site, the proposed development would give rise to significant overbearance on, and overshadowing of, neighbouring properties and would seriously injure the residential and visual amenity of these properties. The proposed development would be contrary to the provisions of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.