

An
Coimisiún
Pleanála

Direction
CD-021110-25
ACP-322896-25

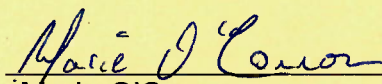
The submissions on this file and the Inspector's report were considered at a meeting held on 24/10/2025.

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

Planning

Commissioner:

Date: 31/10/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the pattern of existing and permitted development in the area, the nature, scale and design of the proposed development, particularly the solid to void ratios and fenestration pattern on the front elevation and the boxy roof overhang, uPVC fascia and soffit arrangements of the dwellings it is considered that the proposed development would not respect the existing architectural character of New Street and would have a detrimental impact on the character and appearance of the Skerries Architectural Conservation Area (ACA), and would therefore be contrary to Objective HCAO24 (Alteration and Development of Protected Structures and ACAs) and Objective DMSO31 (Infill Development) of the Fingal Development Plan 2023-2029. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.