



An
Coimisiún
Pleanála

Direction
CD-022014-26
ACP-323751-25

The submissions on this file and the Inspector's report were considered at a meeting held on 13/03/2026.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 13/03/2026

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site on lands zoned 'TC – Town and District Centre', to the planning policies, objectives and development standards of the Fingal Development Plan 2023-2029, particularly to Section 10.5.2.1 and Section 14.19.3.1 (Protected Structures), Section 14.19.3.3 (Architectural Conservation Area), Section 10.5.2.5 (Vernacular Heritage and Other Built Heritage Assets), Section 14.6.6.1 (Daylight and Sunlight) and Section 14.6.6.4 (Overlooking and Overbearance), to the Skerries Architectural Conservation Area – Statement of Character (2008) and to the provisions of the Architectural Heritage Protection: Guidelines for Planning Authorities (DoHLGH, 2011), to available infrastructural capacity, to the nature, scale

and design of the proposed development relative to adjoining dwellings, and to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of development at this location, would provide for an acceptable standard of future residential amenity and would not seriously injure the amenities of adjoining properties, and in particular would not give rise to undue overshadowing or overbearing impacts on adjoining properties, would not give rise to significant impacts on Skerries Architectural Conservation Area or on the character and setting of the on-site Protected Structure, and would not give rise to an undue demand for parking in the surrounding area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21st day of July, 2025 and on the 14th day of August 2025, except as may otherwise 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) External finishes shall be in accordance with the details submitted with the application unless otherwise agreed in writing with the planning authority.
- (b) Prior to commencement, details are to be submitted for written agreement with the planning authority on:

- (1) The exact detail of the proposed reinstated chimneystack and how this physically impacts the existing thatched roof.
- (2) The omission of the step in the rendered finish on the front elevation wall between nos. 18 and 19.
- (3) The omission of proposed perforated ventilation duct and vents on the upper levels of the end gable walls and the provision of any alternative means of ventilation to the property.
- (4) Proposals to repair rather than replace the historic sash windows and to redesign the part-glazed door on the basis that the slipped internal light in proposed half door is historically inaccurate and unacceptable.
- (5) The nature and colour of the metal cladding proposed for the rear extension.

Final details in this regard shall be prepared by a suitably qualified Conservation Architect, and a Conservation Method Statement shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of orderly development, conservation heritage and the visual amenities of the area.

3. Prior to commencement, revised proposals for an alternative finish to the proposed parking bay, to the immediate east of the Protected Structure, to comprise of a permeable block of bound finish are to be submitted for written agreement with the planning authority.

Reason: In the interest of the proper planning and sustainable development of the area.

4. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

5. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

7. The following requirements shall be complied with in full:

- (a) One car parking space only is permitted for the development.
- (b) The footpath and kerb shall be dished at the developer's expense to the satisfaction of the planning authority.
- (c) Any works to the public footpath and road carriageway to facilitate the development and any repairs to the public footpath and road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the planning authority's standards for taking-in-charge and to the satisfaction of the planning authority.
- (d) Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001 - 2023 (or any amendment or replacement of said Regulations), no additional development whatsoever shall take place within the curtilage of the development to provide for additional car parking save with a prior grant of planning permission.
- (e) All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location at the developer's own expense and according to the requirements of the relevant utility service provider/service owner/statutory undertaker.

- (f) All stormwater shall be disposed of to soakpits or drains within the site and shall not discharge onto the public road surface.

Reason: In the interest of the proper planning and sustainable development of the area.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.