



An
Coimisiún
Pleanála

Commission Direction
CD-000184
PL-500076-DF

The submissions on this file and the Inspector's report were considered at a meeting held on 20 February 2026.

The Commission decided to refuse permission not in accordance with the Inspector for the following reasons and considerations.

Planning Commissioner:

Mick Long

Date:

24th day of February 2026

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, to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DoHLGH, 2023) particularly in relation to building refurbishment schemes, to the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH, 2024), the

Commission considered the proposed layout and design of the apartments would produce a substandard form of development on this site which would seriously injure the residential amenity of the future occupants.

In particular, the Commission considered the following:

- that proposed apartment no. 1 provided for a substandard form of residential amenity by reason of poor/restricted aspect from the principal window/door serving the kitchen/living/dining room which opens onto a courtyard/bin store area and poor/restricted aspect onto a narrow side passage from the windows serving bedroom no. 1, and
- that proposed apartment no. 4 provided for a substandard form of residential amenity by reason of no window serving bedroom no. 2 and poor/restricted aspect from the principal window/sliding door serving the kitchen/living/dining room by reason of the installation of a screen of 1.8 m high along the south-west side of the balcony in close proximity to that window.

The Commission considered that the shortcomings in design, aspect and layout resulting in poor residential amenity for the occupants could not be addressed by way of condition and would require to be considered in more detail in a revised design proposal. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission agreed with the Inspector that the proposed development relative to adjoining dwellings would constitute an acceptable form of development

at this location, would not seriously injure the amenities of adjoining properties, would not give rise to significant impacts on Skerries Architectural Conservation Area or on the character and setting of the adjoining Protected Structure and would not give rise to an undue demand for parking in the surrounding area. In not accepting the Inspector's recommendation to grant the proposed development the Commission acknowledged that the site contained an existing building on a constrained urban site but considered the design and layout of the proposed development would not provide for an acceptable standard of future residential amenity for the future occupants and the apartments in particular nos. 1 and 4 required design amendments that could not be addressed by way of condition.