



An
Coimisiún
Pleanála

Commission Direction
CD-000840
PL-501081-DF-26

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

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

Planning Commissioner:

Liam McGree

Date:

6th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development by reason of its inappropriate roof design would result in a visually incongruous form of development which would materially affect the character of the Skerries Architectural Conservation Area, and would seriously injure the visual amenities and streetscape of the area. The proposed

development would be contrary to Policy HCAP14 (Architectural Conservation Areas), Policy HCAP15 (Character of Architectural Conservation Areas) and Objective HCAO24 (Alteration and Development of Protected Structures and ACAs) of the Fingal Development Plan 2023-2029, would be likely to set a precedent for similar unsympathetic developments in this Architectural Conservation Area, and would therefore be contrary to the proper planning and sustainable development of the area.