



An
Bord
Pleanála

Board Order

PL 06F.247928

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F16A/0085

Appeal by Robert Linehan of Ballyhavill Lane, Rush Road, Skerries, County Dublin and by others against the decision made on the 12th day of January, 2017 by Fingal County Council to grant subject to conditions a permission to Holmpatrick Cove Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin.

Proposed Development: The provision of 24 number two-storey three, four and five bedroom houses (20 number detached and four number semi-detached) with first floor terraces (residential floor area 8,352 square metres) and a two-storey hotel (21 number bedrooms) with function room, bar, restaurant and roof terrace incorporating a leisure centre with gymnasium and swimming pool, and all ancillary staff, circulation and administration areas (2,782 square metres). The development will also consist of all hard and soft landscaping; hotel and residential kitchen garden; the provision of passive and active public open space (including sports training pitches) on lands to be ceded to Fingal County Council; new public footpath and cycle path as part of coastal route; all ancillary car and bicycle parking; changes in level; boundary treatments; surface water attenuation areas and SUDS measures; external lighting; plant; service yard; storage and waste management areas; piped services and drainage; internal roads; signage; pedestrian pathways and all site excavation and development works above and below ground. Access to the site will be from the R128 (Rush-Skerries Road) including the provision of new signalised junction arrangement, all at Holmpatrick, Skerries, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The site is partially designated as Open Space (OS) within the current development plan for the area. This zoning objective seeks to preserve and provide for open space and recreational amenities. A hotel use is not permitted on lands zoned Open Space. As such, the hotel use proposed on the Open Space zoned lands is a material contravention of the current Development Plan. Furthermore, the Development Plan states that visitor accommodation, including hotels, should be generally located within towns and villages. By reason of its location a considerable distance from the built up area of Skerries, it is considered that the hotel and associated facilities would encourage the use of unsustainable modes of transport and the provision of the playing pitches has the potential to impact on neighbouring amenity, having regard to noise. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site is located in a coastal area designated as a Highly Sensitive Landscape with an exceptional landscape value. Objectives NH35, NH36, NH37 and NH38 of the Fingal County Development Plan 2017 – 2023 aim to prevent inappropriate development within such highly sensitive areas. Objective NH59 of the Development Plan aims to protect the special character of the coast by preventing inappropriate development, particularly on the seaward side of roads. Objective NH60 aims to ensure that development within coastal areas is sited appropriately so as not to detract from the visual amenity of the area. Furthermore, the site of the proposed development is partially designated as High Amenity in the current development plan for the area. This zoning objective seeks to protect and enhance high amenity areas. Having regard to the scale of the proposed dwelling units and access road and their location outside the built up area of Skerries and separated from it by green belt and high amenity zonings, it is considered that the proposed development would seriously injure the visual amenities and landscape character of the area, would materially contravene the objectives of the Development Plan, would be contrary to the Sustainable Residential Development in Urban Areas Guidelines (Cities, Towns & Villages) for Planning Authorities issued by the Department of the Environment, Heritage Local Government in May, 2009 which require towns to develop in a sequential manner, would represent non sequential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017