



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18A/0531**

**APPEAL** by Joseph and Geraldine Grimes care of Gerard Grimes of 8 Strand Street, Skerries, County Dublin against the decision made on the 12<sup>th</sup> day of November, 2018 by Fingal County Council to refuse permission to the said Joseph and Geraldine Grimes.

**Proposed Development** Construction of two new two-storey houses on the site of the existing old house with associated works to drainage, paving, boundary walls and site works. The site also includes four number existing car parking spaces to the front. Permission was previously granted for the demolition of existing old house under planning register reference F17A/0526, Decision Order Number PF/1587/17. This is located within the Architectural Conservation Area of Skerries town centre, all at 20 Thomas Hand Street, 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 zoned 'town centre' where it is the policy of the planning authority, as expressed in the Fingal County Development Plan 2017-2023, to ensure that best practice urban design principles are applied to all developments. This policy is considered reasonable and is consistent with the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)", issued by the Department of the Environment, Heritage and Local Government in May 2009. Having regard to the awkward disposition of the site, the location of the site within an architectural conservation area and adjacent to a protected structure, it is considered that the proposed development represents an inappropriate design solution and represents overdevelopment of a limited site. The proposed development would be prejudicial to the existing and future residential amenities of the properties and would set an undesirable precedent for similar infill development on town centre lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. In the absence of adequate information regarding the determination and calculations regarding the proposed percolation area and sufficient evidence to determine the suitability of this area to adequately deal with the disposal of surface water, the Board is not satisfied that the proposed development would not be prejudicial to public health.

---

**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**