



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0229

APPEAL by Moriarty Foodmarket Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 16th day of July, 2019 by Fingal County Council to refuse permission.

Proposed Development: Alterations to previously approved permissions under planning register reference number F14A/0527 and An Bord Pleanála appeal reference number PL 06F.248978 (planning register reference number F17A/0285). The proposed alterations will consist of the re-allocation of five number car parking spaces from the three number apartments approved under An Bord Pleanála appeal reference number PL 06F.248978 (planning register reference number F17A/0285) to Church Street, as current car parking spaces to serve the SuperValu retail unit, and also includes all ancillary works necessary to facilitate the development, all at 52 to 58 Church 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 proposed development does not meet the requirements of the Fingal Development Plan 2017-2023 in relation to car parking and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development to omit the dedicated car parking from within the existing surface car park, where it is surveilled, secure and accessible to the residents of the apartments would result in a substandard level of residential amenity for the residents of the apartments, would create an undesirable precedent for other similar development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would contravene materially condition number 4 attached to the existing permission granted under An Bord Pleanála appeal reference number PL 06F.248978 (planning register reference number F17A/0285).

Terry Ó Niadh

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

Dated this day of 2019