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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F20A/0675**

**Appeal** by Alan de Tourtoulon of 13 Strand Street, Skerries, County Dublin against the decision made on the 18<sup>th</sup> day of February, 2021 by Fingal County Council to grant subject to conditions a permission to Prosper Fingal CLG care of Terence Woods Architects Limited of 4 Church Street, Skerries, County Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of first-floor window arrangement on west elevation, increased height of parapet wall on north elevation, increased area of first-floor plant room, revised ground finished floor level, ridged and lean-to skylights and additional first-floor office area with access stairs at 1 'The Obelisk', Strand Street, Skerries, County Dublin.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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**

Having regard to the zoning provisions of the Final County Development Plan, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not detract from the character of the Skerries Architectural Conservation Area, would not seriously injure the amenities of the area or the residential amenities of neighbouring properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application except as otherwise may be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months from the date of this Order.

**Reason:** In the interest of clarity.



2. This permission for retention relates only to (i) first-floor window arrangement on west elevation, (ii) increased height of parapet wall on north elevation, (iii) increased area of first-floor plant room, (iv) revised ground finished floor level, (v) ridged and lean-to skylights and (vi) additional first-floor office area with access stairs.

**Reason:** In the interest of clarity.

3. The flat roof shall not be used as a terrace, roof garden, smoking area or for any ancillary purpose associated with the main use of the structure as a day centre for persons with an intellectual disability.

**Reason:** In the interest of residential amenity.



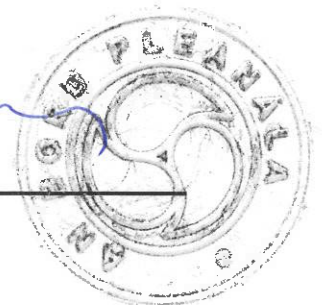
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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this 11<sup>th</sup> day of June 2021