



Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0388

APPEAL by Sneem Properties Limited care of JFOC Architects of 3 and 4 Greenmount House, Harold's Cross, Dublin against the decision made on the 8th day of September, 2021 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: First phase development at the Milverton and Townparks 'General Employment Zoned' lands, including:

- A new junction arrangement at the entrance to the site from the R127.
- A building containing mechanic, tire-sales, petrol station incorporating canopy over pump islands (six number fuel dispenser bays) and associated amenities located close to the entrance.
- Phase 1 of a business park comprising four number two-storey buildings accommodating up to 18 light industrial units.
- An internal access road via the proposed new roundabout junction on the R127 with tie-ins to the adjacent roads.
- 91 car parking spaces (including three e-charge and one accessible), 98 bicycle parking spaces, landscaping and boundary treatments.
- Surface water flood relief and attenuation for the lands.

- Foul sewerage pumping station and connection of foul water sewer to the existing public sewer in the Dublin Road east of the railway underpass.
- All associated site works and services.

all at Milverton and Townparks, Skerries, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the location of the proposed development site on the periphery of the built-up area of Skerries within the 'GE' General Employment zoned lands at Milverton, the requirement for an agreed masterplan (Milverton Masterplan -MP 5D) for this area as set out in the Fingal Development Plan 2017-2023, and the fact that the current proposal represents phase 1 of the wider development of the masterplan lands, it is considered that the proposed development would represent an ad-hoc, piecemeal approach to the development of these lands; would be largely car dependent and would promote unsustainable transport modes, and that it would not accord with the orderly expansion of the settlement of Skerries. The inadequacies in the proposed 'Indicative Masterplan layout' include its failure to include all of the GE zoned lands identified within the masterplan area, its failure to provide for a pedestrian overbridge to the Bellast Masterplan lands, and issues relating to flood risk.

It is considered, therefore, that the proposed development would contravene the objectives of the Fingal Development Plan 2017 – 2023, in particular objectives PM14, SS20, Skerries 10 and Skerries 11 and would be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this *31* day of *March* 2023.