



An  
Bord  
Pleanála

## Board Order ABP-313944-22

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F22A/0187**

**Appeal** by Jolview Limited care of Downey Chartered Town Planners of 29 Merrion Square North, Dublin against the decision made on the 2<sup>nd</sup> day of June, 2022 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of 18 number detached dwellings (four bedroom), two storeys in height all provided with private gardens and associated in curtilage car parking. The proposed development will also provide for associated landscaping including play equipment, pocket parks and a class 1 area of public open space; footpaths; boundary treatments; public lighting and all associated site infrastructure and engineering works necessary to facilitate the development with a new vehicular access onto the Rush Road (R128), all on lands at Holmpatrick, Rush Road (R128), Skerries, County Dublin.

### Decision

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

## Reasons and Considerations

1. The strategy for the development of towns, as set out in the Fingal Development Plan 2023-2029 and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage, in January 2024 in relation to the planning and development of urban and rural settlements with a focus on sustainable residential development and the creation of compact settlements is to support consolidation within and close to the existing built-up footprint through the delivery of sequential and sustainable urban extensions. This proposed housing scheme on a residentially zoned, greenfield site located in a rural area approximately two kilometres from the town centre of Skerries, with limited services and facilities to support future occupants of the proposed development would be contrary to the development plan and national guidance regarding consolidated, compact growth. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale and massing of the proposed residential dwellings on a site designated as a Highly Sensitive Landscape with exceptional landscape value, it is considered that the proposed development would seriously injure the visual amenities and landscape character of the area and would be contrary to Policy GINHP25 in relation to preservation of landscape and Objectives GINHO58 and GINHO59 in relation to sensitive areas of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development is comprised entirely of four-bedroom dwellings, and as such, does not provide a mix of units to cater for a variety of future occupants. The proposed development does not comply with the requirements of Section 14.6.2 of the development plan and the provisions of Compact Settlements Guidelines for Planning Authorities (2024) in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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

Dated this *1<sup>st</sup>* day of *August*, 2024.