

An
Bord
Pleanála

Board Order
ABP-314876-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0393

Appeal by Pavement Investment Limited care of Armstrong Planning Limited of 12 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 21st day of September, 2022 by Fingal County Council to refuse permission.

Proposed Development: Alterations to the design of an approved three-storey apartment block (permitted under planning register reference number F20A/0156 and identified as type C) to provide a three-storey block (810 square metres) with seven number apartment units (two number one-bed, three number two-bed, and two number three-bed units) and a one-bed live-work unit, together with the partial removal of an existing block wall; relocation of existing vehicular entrance, and provision of a pedestrian access gate, undercroft car and bicycle parking and a bin storage area, a lift, balconies and communal open space with the provision of a roof terrace, as well as boundary treatments and all associated site development works, all at South Strand, Skerries, County Dublin.



Decision

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

Reasons and Considerations

The proposed development, including the core element at roof terrace level, by reason of its design and height, would seriously injure the visual amenities of the area, would constitute an unduly obtrusive and visually prominent feature in the streetscape and landscape, would be out of character with the existing and permitted pattern of development fronting onto South Strand Road at this location and would contravene Policy SPQHP35 (Quality of Residential Development) and Policy SPQHP5 (Quality Placemaking) of the Fingal Development Plan 2023-2029 which seek to add quality to the places where we live, work, and recreate by integrating high quality design into every aspect of the Plan, ensuring good quality accessible public realms, promotion of adaptable residential buildings, and by ensuring development contributes to a positive sense of place, local distinctiveness and character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board were cognisant of the entirety of the information on file and shared the view of the planning authority that the undercroft car parking area presents a poor interface with the public realm and that the massing and height were out of character with the setting of the proposed development.

Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *11th* day of *April* 2024.