An Coimisiún Pleanála

Commission Order

PL-500076-DF

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0550E

Appeal by Church Street Residents against the decision made on the 22nd day of September, 2025 by Fingal County Council to grant, subject to conditions, a permission to DP Property and Developments Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought for (a) Change of Use of (former) Retail Bank to Residential; (b) alterations and a new extension to rear at first floor level to provide overall accommodation of four number two-bed apartments; (c) minor alterations to front elevation including new windows and doors; and (d) ancillary bicycle and bin storage facilities and all associated drainage and siteworks at 79-81 Church Street, 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 site on lands zoned 'TC – Town and District Centre', to the planning policies, objectives and development standards of the Fingal Development Plan 2023-2029, to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DoHLGH, 2023) particularly in relation to building refurbishment schemes, to the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH, 2024), the Commission considered the proposed layout and design of the apartments would produce a substandard form of development on this site which would seriously injure the residential amenity of the future occupants.

In particular, the Commission considered the following:

- that proposed apartment number 1 provided for a substandard form of residential amenity by reason of poor/restricted aspect from the principal window/door serving the kitchen/living/dining room which opens onto a courtyard/bin store area and poor/restricted aspect onto a narrow side passage from the windows serving bedroom number 1, and

- that proposed apartment number 4 provided for a substandard form of residential amenity by reason of no window serving bedroom number 2 and poor/restricted aspect from the principal window/sliding door serving the kitchen/living/dining room by reason of the installation of a screen of 1.8 metres high along the south-west side of the balcony in close proximity to that window.

The Commission considered that the shortcomings in design, aspect and layout resulting in poor residential amenity for the occupants could not be addressed by way of condition and would require to be considered in more

detail in a revised design proposal. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission agreed with the Inspector that the proposed development relative to adjoining dwellings would constitute an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, would not give rise to significant impacts on Skerries Architectural Conservation Area or on the character and setting of the adjoining Protected Structure and would not give rise to an undue demand for parking in the surrounding area.

In not accepting the Inspector's recommendation to grant the proposed development the Commission acknowledged that the site contained an existing building on a constrained urban site but considered the design and layout of the proposed development would not provide for an acceptable standard of future residential amenity for the future occupants and the apartments in particular nos. 1 and 4 required design amendments that could not be addressed by way of condition.

Mick Long

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 27th day of february 2026