An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: F16A/0085

An Bord Pleanála Reference Number: 06F.LV.3325

APPLICATION FOR LEAVE TO APPEAL against the decision of the planning authority by Eric Dennis of Rockabill View (Havilside), Rush Road, Skerries, County Dublin, having an interest in land adjoining the land in respect of which Fingal County Council decided on the 12th day of January, 2017 to grant subject to conditions a permission to Holmpatrick Cove Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin.

PROPOSED DEVELOPMENT: Consisting of the provision of 24 number two-storey three, four and five bed-room houses (20 number detached and four number semi-detached) with first floor terraces (residential floor area of 8,352 square metres) and a two-storey hotel (21 number bedrooms) with function room, bar, restaurant and roof terrace, incorporating a leisure centre with gymnasium and swimming pool, and all ancillary staff circulation and administration areas (2,782 square metres).

The development will also consist of all hard and soft landscaping; hotel and residential kitchen garden; the provision of passive and active public open space (including sports training pitches) on lands to be ceded to Fingal County Council; new public footpath and cycle path as part of coastal route; all ancillary car and bicycle parking; changes in level; boundary treatments; surface water attenuation areas and SUDS measures; external lighting; plant; service yard; storage and waste management areas; piped services and drainage; internal roads; signage; pedestrian pathways and all site excavation and development works above and below ground. Access to the site will be from the R128 (Rush-Skerries Road) including the provision of new signalised junction arrangement at site located at Holmpatrick, Skerries, County Dublin.

DECISION

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations 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 submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the applicant for leave to appeal has been made by a person who has an interest in land adjoining the proposed development.

Accordingly, the application for leave to appeal does not comply with the provisions of section 37(6) of the Planning and Development Act, 2000, as amended.

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of

2017.