



An
Bord
Pleanála

Board Direction
PL06F.248027

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 2nd 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the site near a road junction and on the inside of a bend on Woodvale Avenue, where sightlines are restricted, it is considered that the use of the proposed access would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development to include a house and the realignment of the existing boundary wall along the public road would be incongruous and at variance with the established rhythm and pattern of development in the area. It would also be discordant and injurious to the visual amenities of the streetscape and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the submissions made during the course of the application and appeal in relation to apparent non-compliance with condition number 4 of the

grant of planning permission by Fingal County Council on 8th November 2006, under F06A/1125, and considered that this matter (which would have an impact on the area of the subject site) requires to be regularised. The Board noted that this issue was previously referred to by it, in its Direction of 15th September 2015, on previous appeal ref. PL06F.245160, but that no action appears to have been taken in relation to this matter to date.

[Please issue a copy of this direction with the Board Order to the parties (including the observers)]

Board Member

Date: 3rd May 2017

Philip Jones