



An  
Bord  
Pleanála

**Board Direction**  
**BD-005846-20**  
**ABP-306359-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2020.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to Objective DMS126 of the Fingal Development Plan 2017-2023 as it relates to the need to avoid excessive numbers of individual entrances leading to premature obsolescence onto county/local roads, the Development Plan policy to share vehicular entrances where appropriate and to use existing entrances, avenues and driveways where possible, the existing vehicular access to the subject dwelling shared with the adjoining dwelling, it is considered that the proposal to develop a new separate entrance would be contrary to the objectives of the Fingal Development Plan 2017-2023 including Objective DMS126 and would therefore be contrary to the proper planning and sustainable development of the area.
2. The subject site is zoned 'GB' Greenbelt in the Fingal Development Plan 2017 – 2023, the objective of which is to 'Protect and provide for a greenbelt'. The proposal would involve the development of an additional vehicular entrance on a rural road which already has a proliferation of such entrances. The proposed development would therefore seriously injure the visual amenities of the area and erode the character of this rural area.

3. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively be harmful to the visual and residential amenities of the area and 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, considered that the proposed new vehicular entrance and driveway would detract from the character and amenity of the surrounding rural landscape, would set an undesirable precedent for similar development, and would be contrary to the provisions of the county development plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/05/2020

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Michelle Fagan