

**An
Bord
Pleanála**

**Board Direction
BD-010304-22
ABP-311952-21**

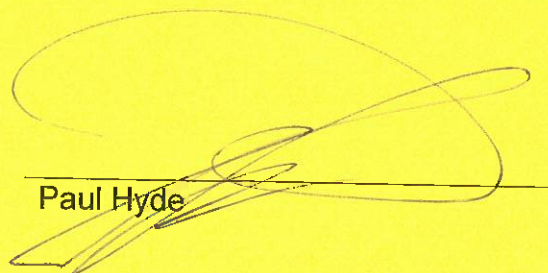
The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2022.

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

Reasons and Considerations

The proposed development includes the creation of a new access along the L320. Objective DMS126 of the Fingal County Development Plan 2017-2023 requires all new entrances to be designed in accordance with DMURS. Table 4.2 of DMURS requires a visibility of 45m along a road with a design speed of 50km/h. The submitted documentation illustrates sightlines of 35m for Options 1, 2 and 3 of which these are restricted by the front boundary hedging of the neighbouring property to the east. It is considered the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in an eastern direction.

Board Member



Paul Hyde

Date: 16/03/2022