

An  
Bord  
Pleanála

**Board Direction**  
**BD-014762-23**  
**ABP-315120-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2023.

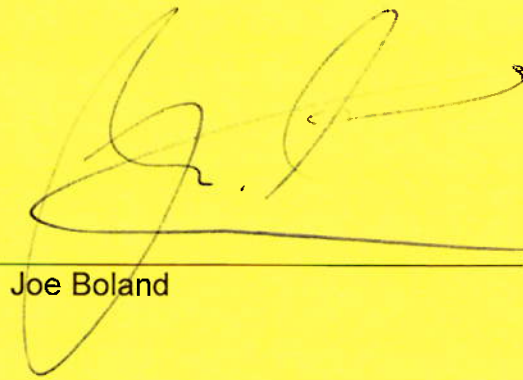
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development represents a physical barrier to active pedestrian movement, connectivity and permeability, and obstructs sightlines from the car park to the rear of The Balgriffin Inn onto the adjoining estate road, thus creating an unsafe street contrary to CMO19 and CMP14 of the Fingal Development Plan 2022-2028 and the Design Manual for Urban Roads and Streets, and would therefore endanger public safety by reason of a traffic hazard or obstruction of road users or otherwise.
2. In the absence of a final design for the junction of the East-West link road and the Malahide Road (R107), and having regard to its proximity to the appeal site, the development of the kind proposed would be premature pending the determination by the planning authority of a road layout for the area or any part thereof.
3. The proposed development, being haphazard in design, with inappropriate materials and finishes, together with its prominent location in proximity to residential development, represents visually incongruous, disorderly development which is seriously injurious to the visual amenities of the area. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

A handwritten signature in black ink, appearing to read 'Joe Boland', written over a horizontal line.

**Date:** 01/12/2023

Joe Boland