



An  
Bord  
Pleanála

**Board Direction**  
**BD-012728-23**  
**ABP-315970-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2023.

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

#### **Reasons and Considerations**

1. Having regard to the Fingal County Development Plan 2023-2029, the zoning objective ("RS") for the site providing for residential development and protection and improvement of residential amenity, relevant development management standards therein, the limited area and access arrangements associated with the site and its relationship to adjoining property, it is considered that the proposed development represents inappropriate backland development, would result in a substandard residential unit, and would seriously injure the amenities of adjoining residential property. 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 would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a narrow access lane at a point where sightlines are restricted in both directions.

**Board Member**

*Eamonn James Kelly*  
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Eamonn James Kelly

**Date:** 03/07/2023