



An  
Bord  
Pleanála

**Board Direction**  
**BD-016613-24**  
**ABP-318044-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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 would remove the existing driveway and impede safe access to the neighbouring house at number 28 Birchdale Road. This would seriously injure the amenities of the neighbouring dwelling and would therefore contravene the 'RS' land use zoning objective for the site as set out in the Fingal County Development Plan 2022-2028 which seeks to 'provide for residential development and protect and improve residential amenity' The proposed development would impact upon the amenity of the adjacent property by removing its vehicular access and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Peter Mullan

**Date:** 17/06/2024