



An  
Bord  
Pleanála

**Board Direction**  
**BD-018253-24**  
**ABP-320241-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2024.

The Board decided, by a majority of 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The sight visibility lines at the existing access road are currently substandard to the northwest due to the obstruction created by the hedge line. As the hedge line is not within the control of the applicant, the Board is not satisfied that appropriate sight lines can be achieved at this location. As such, the proposed development would represent an intensification of use of the substandard access/ egress. The proposed development would therefore constitute a traffic hazard and would contravene Objectives DMSO32 and SPQHO1 of the Fingal County Development Plan 2023 – 2029, through the failure to provide a safe means of access and egress on the access road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Liam Bergin

**Date:** 19/11/2024