



An  
Bord  
Pleanála

**Board Direction**  
**BD-018679-25**  
**ABP-320757-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2025.

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

### **Reasons and Considerations**

In the absence of sufficient documentary evidence, including detail of measures to achieve improved sightlines at the junction of the private access lane with St. Fintan's road, it has not been adequately demonstrated to the satisfaction of the Board that the proposed development would provide a safe means of access and egress to serve the proposed dwelling or that it would not endanger public safety by reason of a traffic hazard at a point where sightlines are restricted in a west/northwest direction. As such the development would contravene Objective DMSO32 of the Fingal Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Patricia Calleary*

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**Date:** 17/01/2025