

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Fingal County

**Planning Register Reference Number: F15A/0326**

An Bord Pleanála Reference Number: PL 06F.245826

**APPEAL** by Aidan McAvinue care of Frank Burke and Associates of Baldara, Trim Road, Navan, County Meath against the decision made on the 9<sup>th</sup> day of November, 2015 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** The erection of a dormer bungalow dwelling with wastewater treatment system and all associated site works at Flemington, Balbriggan, County Dublin.

## DECISION

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the restricted visibility for vehicles exiting onto the public road, it is considered that the additional traffic movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would contravene Objective TO52 of the Fingal Development Plan, which seeks to ensure that new developments in rural areas are located so as to avoid endangering public safety by way of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2016.**