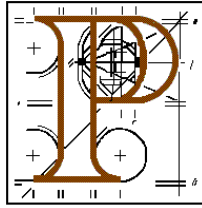


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: F16A/0390

An Bord Pleanála Reference Number: PL 06F.247631

APPEAL by Anne Madden care of John Henry Architect of 83 Swords Road, Whitehall, Dublin against the decision made on the 2nd day of November, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: A single storey detached bungalow dwellinghouse to front garden area of existing family property using existing vehicular access driveway as right-of-way including subdivision of site with boundary treatment and all associated landscaping site development works at “Windmill Ville”, Feltrim Hill, Malahide, 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

The proposed development would involve the use of an entrance onto the heavily-trafficked Feltrim Road, at a location where sightlines are restricted. Having regard to the horizontal alignment of this road in the vicinity of this entrance, the Board is not satisfied that the applicant is in a position to achieve satisfactory and safe sightlines as the adjacent lands required to achieve this are not within her ownership or control. The proposed development would, therefore, endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate onto this road and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.