



Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0500

APPEAL by Richard and Sherril Burrows care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin and by Nigel Ross care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 22nd day of November, 2017 by Fingal County Council to grant subject to conditions a permission to E. Blacklock, J. Crowe and J. Doyle care of Hughes Planning and Development Consultant of The Mash House, Distillery Road, Dublin.

Proposed Development (i) Construction of seven number two-storey contemporary-style detached dwellings with sedum-green flat roofs with single-storey garages; provision of two number on-curtilage car parking for each dwelling, private amenity space comprising rear gardens with patios and first-floor level terraces; (ii) bin collection point, new entrance and internal roadway off existing private road in ownership of applicants; (iii) part realignment and improvement works to existing private road including 1.8 metre wide pedestrian footpath on northern section, improvement works to the entrance and boundary treatment to 'Little Monks Meadow' comprising new 1.1 metre high front boundary wall and three metre wide vehicular entrance; and (iv) landscaping, boundary treatments, SUDS drainage, and all other

ancillary site development works necessary to facilitate the development on a site area of 0.88 hectares, development all at Monks Meadow, Coast Road, Portmarnock, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 scale of the proposed development, in conjunction with existing and permitted development, and to the narrow access lane to the site from the public road, it is considered that the additional traffic associated with the proposed development, notwithstanding the proposed arrangements for traffic calming and improvement of the access lane, would give rise to additional traffic turning movements at the junction of the access lane and the R106 Regional Road, would lead to conflict between road users and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.