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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18A/0200**

**APPEAL** by Conor and Philippa née White O'Dowd care of Shane Kelly, The Fumbally Exchange, 5 Dame Lane, Dublin against the decision made on the 14<sup>th</sup> day of June, 2018 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a detached single storey family house within the green field site (within the curtilage of a Protected Structure). The proposed development is a total of 235 square metres accommodating three number bedrooms, living space and adjoined garage/services space. All on a green field site with access off, Dun Emer View, Lusk, 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**

It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at an existing substandard vehicular access point where sightlines are restricted in both directions and where the applicant has not proposed any substantive measures to improve visibility. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2018.**