



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18A/0075

APPEAL by Paul Tobin care of Downey Mac Conville Architects of 17 Brighton Square, Dublin against the decision made on the 30th day of July, 2018 by Fingal County Council to refuse permission.

Proposed Development: The development will consist of four houses, three number two-storey houses, each with attic level development and a dormer window, gable windows, roof lights, and solar panels on south facing roof, one number bungalow with attic level development with gable windows, roof lights, and solar panels on west facing roof, the demolition of a single storey bungalow, the improvement of the existing road access and other associated works at Claremont, Castleknock Road, 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 horizontal alignment of the R806 – Castleknock Road in the vicinity of the proposed entrance, and to the visually restrictive boundary conditions of the adjoining lands to the west which are outside the control of the applicant, the Board is not satisfied that satisfactory sightlines can be achieved. The proposed development would, therefore, endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a westerly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.