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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18A/0504**

**APPEAL** by the estate of Anne Dooley care of Fingal Planning Consultants of Suite 7C, Balbriggan Street, County Dublin against the decision made on the 26<sup>th</sup> day of October, 2018 by Fingal County Council to grant subject to conditions a permission to Rita Piggott care of Patrick J. Kinsella of Lispopple, Swords, County Dublin.

**Proposed Development:** Revised entrance to enable access to existing agri-business storage building together with associated site works at Knock Cross, Balrothery, 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 additional traffic turning movements which would be generated on a substandard road at a point where sightlines are restricted in a northerly direction, it is considered that the proposed development would endanger public safety by reason of traffic hazard. Furthermore, the proposed development would create an excessive number of entrances in this restricted site entrance area and would be contrary to Objective DMS126 of the Fingal County Development Plan 2017-2023, in relation to new accesses directly off regional roads. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

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

**Dated this            day of            2019.**