



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0039

APPEAL by Pat Kelly Rogers of Spindriff, Coast Road, Portmarnock, County Dublin and by Monk's Meadow Resident Action Group care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 3rd day of July, 2019 by Fingal County Council to grant subject to conditions a permission to Eoin Blacklock, Jonathan Crowe and Julie-Ann Doyle care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin.

Proposed Development: (i) Construction of seven number two-storey contemporary-style detached dwellings with sedum-green flat roofs and single-storey garages. Each dwelling to be provided with two number on-curtilage car parking and private amenity space, comprising rear gardens with patios and first floor level terraces; (ii) creation of a bin collection point, new entrance and internal roadway off existing private road (accessible via Coast Road) which is in the ownership of applicants; (iii) part realignment, widening and improvement works to existing private road including 1.5 metres wide pedestrian footpath on southern section, improvement works to the entrance and boundary treatment to 'Little Monks Meadow' comprising new 1.1 metres high front boundary wall and 3 metres 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 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 development, and 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 management and calming, as well as the improvement of the access lane, would give rise to additional turning movements at the junction of the access lane and R106 Regional Road, would lead to conflict between road users and endanger public safety by reason of traffic hazard, and would result in a proliferation of access points on to a regional road in close proximity to each other. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.