

---

**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F20A/0416**

**APPEAL** by John Durham care of Fingal Planning Consultants of 7C Balbriggan Street, Skerries, County Dublin against the decision made on the 15<sup>th</sup> day of January, 2021 by Fingal County Council to refuse permission.

**Proposed Development:** Detached bungalow, on-site wastewater treatment unit and percolation area, associated site works and utilising the existing vehicular entrance on a site adjacent to family home at Milverton, Skerries, County Dublin.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

*AW*

## 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.

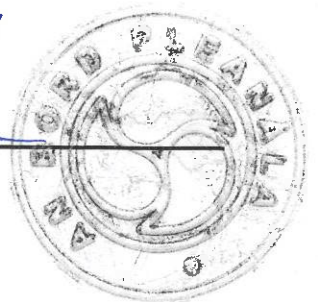
## Reasons and Considerations

Having regard to the proposed vehicular access onto a heavily trafficked regional road, the Board is not satisfied that, on the basis of submissions made with the planning application and the appeal, the applicant has demonstrated the availability of adequate sightlines from the vehicular entrance that would serve the proposed dwelling and that the proposed development would not 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.



**Dave Walsh**

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



Dated this *11<sup>th</sup>* day of *June* 2021