

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0449

APPEAL by Sandra FitzSimons of “Seaview”, Ballykea, Loughshinny, Skerries, County Dublin against the decision made on the 18th day of October, 2021 by Fingal County Council to refuse permission for the proposed development.

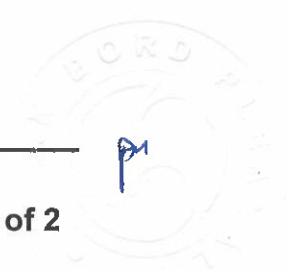
Proposed Development: The development will consist of a proposed new vehicular access, front boundary wall, and a new driveway within the site at “Baymeadows”, Ballykea, Loughshinny, Skerries, County Dublin.

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

The proposed development includes the creation of a new access along the L320. Objective DMS126 of the Fingal County Development Plan 2017-2023 requires all new entrances to be designed in accordance with the Design Manual for Urban Roads and Streets. Table 4.2 of the Design Manual for Urban Roads and Streets requires a visibility of 45 metres along a road with a design speed of 50 kilometres per hour. The submitted documentation illustrates sightlines of 35 metres for Options 1, 2 and 3 of which these are restricted by the front boundary hedging of the neighbouring property to the east. 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 on a road at a point where sightlines are restricted in an eastern direction and would, therefore, be contrary to the proper planning and sustainable development of the area.


Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 21st day of March 2022.