

An
Bord
Pleanála

Board Order
ABP-312490-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0374

APPEAL by Sarah Callaghan and Gerard Curley care of Brennan Furlong Architects and Urban Planners of Vernon House, 2 Vernon Avenue, Clontarf, Dublin against the decision made on the 9th day of December, 2021 by Fingal County Council to refuse permission for the proposed development.

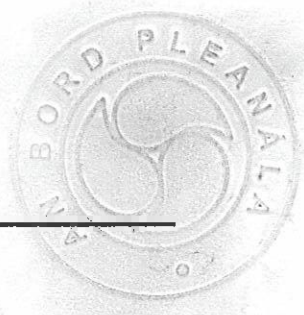
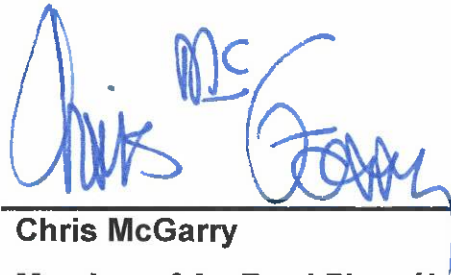
Proposed Development: Demolition of existing three-bedroomed two-storey plus attic detached dwelling and associated structures and construction of replacement five-bedroomed part-two-storey part single-storey detached dwelling incorporating first floor terrace, integrated garage, relocation of existing vehicular entrance and all associated landscaping and site works at St. Fintan's, Strand Road, Sutton, Dublin.

Decision

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

Reasons and Considerations

Having regard to the location of the proposed development site along a stretch of public road served by a bus route, with a notable change in gradient, lacking a pedestrian footpath along the site frontage and, in the absence of supporting information such as a verified speed survey within the planning application and the appeal documentation, which might enable a deviation from the necessary sightline requirements at the proposed vehicular access to the site, it is considered that the proposed development would 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.



Chris McGarry

Member of An Bord Pleanála

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

Dated this **23rd** day of **August** 2022.