

An
Bord
Pleanála

Board Order

ABP- 316291-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0022

Appeal by Richard Clinch care of DRB Design of 74 Lambourn Park, Clonsilla, Dublin against the decision made on the 23rd day of March, 2023 by Fingal County Council to refuse permission.

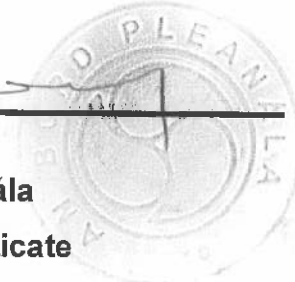

Proposed Development: Change of use from residential to a medical centre including two consulting rooms, minor internal alterations, increasing the width of the front and rear entrance doors, widening the existing pedestrian entrance gate and new disabled entrance ramps all at 4 Main Street, Blanchardstown, 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 nature of the proposed medical centre use and the likely parking demand generated by this use, to the lack of on-site parking proposed and limited availability of parking in close proximity to the site and to the location of the site adjoining a junction characterised by significant traffic flows, it is considered that the proposed development would lead to a demand for parking and pedestrian set-down that cannot be safely met in this location. The proposed development would therefore, endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *22nd* day of *August* 2023