



An
Bord
Pleanála

Board Order
ABP-319550-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0043E

APPEAL by Joanna Collins care of House and Extension Plans, 77 Camden Street Lower, Dublin against the decision made on the 25th day of March, 2024 by Fingal County Council to refuse permission.

Proposed Development: Extension for dropped kerb for vehicular access and removal of grass verge at 67 Rusheeny Avenue, Rusheeny Village, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development, being 7.5 metres wide when the planning authority seeks to limit vehicular access openings to 4.0 metres, would exacerbate the potential for conflict between pedestrian movements along the public pathway and vehicles entering and exiting the site and would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.
2. The proposed development would have a negative impact on existing services, including a public lighting pole in the grass verge, and would set an undesirable precedent for similar type development within the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Member of An Bord Pleanála

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

Dated this 4th day of October 2024.