

An  
Bord  
Pleanála

Board Order  
ABP-320757-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0003**

**APPEAL** by Sarah and Anthony Doyle care of Michael Mohan Architects of 9a BEaT Centre, Balbriggan, County Dublin against the decision made on the 14th day of August, 2024 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a dwelling with all associated site works at Crimthann, Saint Fintan's Road, Sutton, Dublin.

## **Decision**

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

## Reasons and Considerations

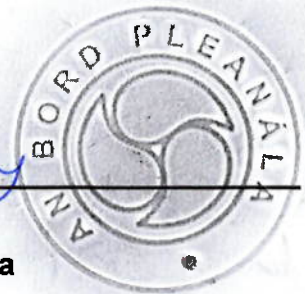
In the absence of sufficient documentary evidence, including detail of measures to achieve improved sightlines at the junction of the private access lane with Saint Fintan's road, it has not been adequately demonstrated to the satisfaction of the Board that the proposed development would provide a safe means of access and egress to serve the proposed dwelling or that it would not endanger public safety by reason of a traffic hazard at a point where sightlines are restricted in a west/northwest direction. As such the development would contravene Objective DMSO32 of the Fingal Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

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



Dated this *22* day of *January* 2025.

*P.C.*