



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/1015

APPEAL by Eddie and Leslie Lindsay care of O'Neill Town Planning, Planning and Development Consultants of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 13th day of January 2025 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of:

1. Proposal for change of use from detached, single storey, gym and office space to rear to two-bed, detached, single storey residential unit.
2. A new rear boundary wall with new gate to laneway with
3. One number car parking space (vehicle access to the property already exists via the rear gate proposed for demolition). Vehicle and pedestrian access will be gained via an existing laneway accessed from Baldoyle road (R809).
4. Additional works comprise new boundary treatments, SUDS drainage measures, landscaping and associated ancillary site works to facilitate the development,

all at 98 Dublin Rd Burrow, Dublin

Decision

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

Reasons and Considerations

The existing laneway over which the proposed development is to be accessed comprises an important local pedestrian route. The laneway is considered to be seriously deficient in width, along its length, and lacks sufficient capacity to safely accommodate the vehicle and pedestrian movements which the proposed development would generate combined with pedestrian movements associated with other development on the laneway and the Binn Eadair View housing development. In the absence of any comprehensive proposals for the upgrade of this lane, and the management of vehicle movements along its length, it is considered that the proposed development would constitute an ad hoc, piecemeal, and uncoordinated development which would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 22nd day of May 2025.