



Board Direction

Ref: PL06F.245641

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 26th, 2016.

The Board decided to refuse permission (by a 2:1 majority vote) generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the mix of industrial, marine related, leisure, retail, tourism and restaurant uses occurring at West Pier where the pier and buildings function as a natural extension of Howth Town Centre, to the daily interaction between high volumes of heavy commercial vehicles, cars and pedestrian traffic movements in this area and to the provisions of the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment Community and Local Government, 2013), it is considered that the design of the proposed development, and in particular the provision of the proposed roundabout, would be likely to lead to unsafe pedestrian and vehicular traffic conflicts, endangering public safety by reason of traffic hazard, and would be contrary to the principles set out in the the Design Manual for Urban Roads and Streets. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board, while fully supportive of proposals to enable improved traffic and pedestrian movements in the area, did not consider that the proposed roundabout would accord with the principles set out in the Design Manual for Urban Roads and Streets particularly in respect of facilitating safe and convenient pedestrian movements.

Board Member: _____ Date: February 4th, 2016
Nicholas Mulcahy