



An
Bord
Pleanála

Board Direction
PL06F.247631

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 10th 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed development would involve the use of an entrance onto the heavily-trafficked Feltrim Road, at a location where sightlines are restricted. Having regard to the horizontal alignment of this road in the vicinity of this entrance, the Board is not satisfied that the applicant is in a position to achieve satisfactory and safe sightlines as the adjacent lands required to achieve this are not within her ownership or control. The proposed development would therefore endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate onto this road and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board was not satisfied that the proposed development would not seriously injure the residential amenities of adjoining property, having regard to its location close to such properties and the potential for mutual overlooking that would arise. However, the Board decided not to pursue this issue, in the light of the substantive reason for refusal outlined above, and as the matter would constitute a "new issue" in the context of the appeal.

[Please issue a copy of this Direction with the Board Order.]

Board Member

Date: 10th April 2017

Philip Jones