



An
Bord
Pleanála

Board Direction
PL25M.247784

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 26th 2017.

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

Reasons and Considerations

1. It is considered that the intensification of traffic movements generated by the proposed development directly onto the busy and heavily trafficked route R446 would tend to create serious traffic congestion and would endanger public safety by reason of a traffic hazard which would lead to the conflict between road users, that is vehicular traffic, pedestrians and cyclists. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the overall density of the proposed layout, it is considered that the development proposed would constitute over development of a restricted site in a suburban area and would provide a poor standard of residential amenity for the potential future occupants by reason of deficiencies in private open space and usable communal open space. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26.06.17

Paul Hyde