



An
Bord
Pleanála

Board Direction
PL06F.247891

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 22nd 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. The proposed development is located on a backland site accessed off a substandard private laneway outside of the full control of the applicant. development of this site would represent a piecemeal and haphazard arrangement which would set an undesirable precedent for similar development within the area and would be contrary to the proper planning and sustainable development of the area.
- 2 The proposed development is accessed over an entrance from Old Corduff Road located between numbers 10 and 11 Corduff Cottages and over a rear lane which serves parking and service/utility areas associated with numbers 1 to 20 Corduff Cottages. The entrance and rear lane are inadequate in width and without footpaths. The proposed development would give rise to additional vehicular traffic and additional vehicular traffic turning movements which would conflict with pedestrian movements at points where visibility is inadequate. Therefore, the Board is not satisfied on the basis of the material submitted with the application and appeal that the proposed development would not endanger public safety by reason of traffic hazard.

3 The proposed two storey design represents a contrived form of development in an area of single storey dwellings and would seriously injure the residential amenity of future occupants by virtue of the proposed low level rooflights to serve rooms at first floor level.

Board Member

Date: 22.05.17

Paul Hyde