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Bord  
Pleanála

**Board Direction**  
**PL 61 248081**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup> August 2017.

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

### **Reasons and Considerations**

On the basis of the submissions made in connection with application and the appeal, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard due to interference with the safe and free flow of traffic and pedestrians. It has not been demonstrated that the additional vehicular turning movements that would be generated on the cul de sac, along the opposite side of which there is parallel parking, and which is narrow in width and close to a junction, can be safely accommodated.

Note: The Board would be concerned that, given the infill nature of the site in an urban area, whether the details that would be necessary to be resolved could be adequately addressed in the context of an application for outline planning permission.

Note: Please issue Board Direction with Order.

**Board Member**

**Date:** 11<sup>th</sup> August 2017

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Terry Prendergast