



An
Bord
Pleanála

Board Direction

PL27.248252

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th September 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 appeal site and proposed development is located off an extremely narrow unsurfaced and poorly maintained laneway. The site is located a significant distance along the laneway away from the adjoining public roads. The existing laneway is substandard and unsuitable for the additional traffic movements generated by the proposed development taken in conjunction with the existing traffic movements generated by development and land uses located along the laneway. In this regard the proposal would constitute a traffic hazard and would set an undesirable precedent for additional development along this substandard laneway. Furthermore, it is considered that the extent of proposed road widening would have an adverse impact on the rural character of the area. The proposed development would, therefore, endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14th September 2017

Maria FitzGerald