



An
Bord
Pleanála

Board Direction
PL 09.249030

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31st May 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Taking into account the range and scale of activities proposed, in the absence of technical studies examining the traffic demand of the proposed facilities, and the typical parking requirements arising, the Board is not satisfied that the proposed development would provide adequate car-parking and access arrangements for people attending the venue. This might lead to uncontrolled over-spill parking onto local streets or lead to localised congestion of the road network, with implications for the amenities of road users. The proposed development would therefore seriously injure the amenities of the area and of property in the vicinity.

Notes:

1. Taking into account the central location of the site and the scope of the overall land area available, the Board did not agree with the inspector's recommendation that the facility would comprise overdevelopment in terms of scale and intensity, or that impacts on residential amenity would be unacceptable. The Board did agree that the potential for traffic congestion/parking needed to be addressed. The Board gave consideration to addressing the matter by condition (for example omitting part of the

development to create more parking space) but considered it preferable that the response to refusal be addressed by the applicant. The Board was generally satisfied with the proposed permeability / access arrangements, which it is considered reached an acceptable balance between developing the sport facility and retaining local access, and therefore did not include this as a reason for refusal.

2. The Board noted concerns arising in relation to flood risk for a small area of the site, and considered this should be considered by means of a risk assessment and appropriate design measures in any future application.
3. Resolution of the access to the train station would also be beneficial if any future application is to be made.

Board Member

Date: 31st May 2018

Conall Boland

Please issue Board Direction with the Order.