



An  
Bord  
Pleanála

**Board Direction**  
**PL26.249061**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> February 2018.

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

### **Reasons and Considerations**

1. Having regard to the ambient noise level of the site within its context and the impulsive character of the noise generated by dogs barking, the applicant has not demonstrated that the noise mitigation measures that would be incorporated within the proposal would be sufficient to ensure that the existing residential amenities of the area would be safeguarded. The proposed development would be premature and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the significant increase in traffic movements that would be generated by the proposed development and the challenging horizontal and vertical alignments of the L4021 in the vicinity of the site, the applicant has not demonstrated that adequate forward visibility would be available to drivers turning right into the existing access or that an adequate southerly sightline would be available to drivers exiting from this access. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 5<sup>th</sup> February 2018

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Eugene Nixon