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Bord  
Pleanála

**Board Direction**  
**PL06F.249204**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<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**

The proposed development, by itself and by the precedent it would set, would give rise to an unacceptable intensification of traffic movements on a gated lane in a busy urban area where visibility is restricted arising from a 90-degree bend at the gated point and where it has not been demonstrated that vehicles, including emergency and refuse vehicles, can safely turn into and exit the lane or safely turn and leave in the forward direction from the southern end of the lane and from the proposed house at this point. Furthermore, in the absence of satisfactory evidence that the stated widening and alterations to the lane can be delivered such as would comply with the guidance set out in the Design Manual for Urban Roads and Streets, 2013, it is considered that the development, if permitted, would lead to unacceptable movement conflicts between motorised vehicles and other road users which would fail to protect vulnerable road users in particular. Accordingly, the proposed development would be prejudicial to public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board considered that a comprehensive approach to the development of the lane was required which could only be done by way of a single planning

application rather than by means of individual planning applications for individual plots as proposed by the applicant.

**Board Member**

**Date:** 9<sup>th</sup> February 2018

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Maria FitzGerald