



An  
Bord  
Pleanála

**Board Direction**  
**BD-000697-18**  
**ABP-300471-17**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2018.

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

### **Reasons and Considerations**

Having regard to the scale of the proposed development, in conjunction with existing and permitted development, and the narrow access lane to the site from the public road, it is considered that the additional traffic associated with the proposed development, notwithstanding the proposed arrangements for traffic calming and improvement of the access lane, would give rise to additional turning movements at the junction of the access lane and R106 Regional Road, lead to conflict between road users and endanger public safety by reason of traffic hazard. The proposed development would, therefore, be in contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/07/2018

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Terry Prendergast