



An
Bord
Pleanála

Board Direction
BD-000958-18
ABP-300964-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 21st 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 site is accessed from a minor laneway, Beaumont Lane, which is inadequate in width and which provides for unrestricted on-street parking on one side. The Board is not satisfied that vehicles, including emergency and service vehicles, can safely turn into and exit the site from the lane, and is not satisfied that the development could operate on the basis of pedestrian access only. The proposed development would, therefore, constitute a substandard form of development, would give rise to further on-street parking and exacerbate the serious traffic congestion along the lane and would increase the conflicting vehicular movements, both for access and egress onto Blackrock Road / Beaumont Drive. 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:

21st August 2018

Philip Jones