



An  
Bord  
Pleanála

**Board Direction**  
**BD-000902-18**  
**ABP-301039-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2018.

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

### **Reasons and Considerations**

1. It is considered that:

- a) The proposed development on a narrow lane with no provision for off-street parking would be likely to generate traffic which would obstruct existing occupants of the properties reliant on the lane for access. It is therefore considered that the proposed development by itself and by the precedent it would set for the generation of additional traffic would be prejudicial to public safety by reason of traffic hazard.
  
- b) The proposed development by reason of height, and design would be inappropriate for a narrow laneway characterised by single storey development on the southern side and predominantly single storey ancillary development on the same side and would be out of character with surrounding development. The proposed development would therefore seriously injure the amenities of the area.

**Board Member**

**Date:** 10/08/2018

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Stephen Bohan