



An
Bord
Pleanála

Board Direction
BD-001307-18
ABP-302017-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the vehicle access and parking to the front of the site, it is considered that the provision of an additional access at the rear of the site onto Orwell Road is unnecessary. Furthermore, it has not been demonstrated that the sightlines from the proposed entrance can be achieved without requiring the setting back of property boundaries outside the control of the applicant, as the submitted documentation in this regard does not comply with applicable standards. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

The Board decided not to accept the Inspector's recommendation to grant permission, since there is no discernible need for a new entrance at this location, and since the Board is not satisfied that adequate sightlines onto this heavily trafficked road can be achieved.

Board Member

Date: 09/10/2018

Stephen Bohan