



An
Bord
Pleanála

Board Direction
BD-002387-19
ABP-302207-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2019.

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

Reasons and Considerations

1. Having regard to the location of the proposed agricultural entrance, the potential traffic such an entrance would generate, the distance between it and the public road network with the route between the two running through a formally designed and laid out housing estate, it is considered that the proposed development would result in conflict with existing road users as well as users of the public domain within this housing estate. As such, the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be located at the end of a cul-de-sac, Ardilaun Green, which is characterised by residential development and a pocket of open space that is in itself an important amenity resource for residents. It is considered that the provision of an agricultural entrance at this location would be at variance with the predominant pattern of residential development in the estate. The proposed development would seriously injure the residential amenities of the

area by reason of agricultural traffic and disturbance and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/02/2019

Terry Prendergast