



An
Bord
Pleanála

Board Direction
BD-001774-18
ABP-302303-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2(b).

Reasons and Considerations

Having regard to the levels of traffic associated with an existing single residential unit and the location of the existing entrance, off Carysfort Avenue, which is not considered a traffic hazard, there is no requirement for its closure and replacement with a pedestrian access. Furthermore, the proposed development would not result in an intensification of the use of this entrance and therefore, would not create a traffic hazard at this location and would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 27/11/2018

Maria FitzGerald