



An
Bord
Pleanála

Board Direction
BD-002249-19
ABP-302402-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2019.

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 horizontal alignment of the R806 – Castleknock Road in the vicinity of the proposed entrance, and to the visually restrictive boundary conditions of the adjoining lands to the west which are outside the control of the applicant, the Board was not satisfied that satisfactory sightlines can be achieved. The proposed development would therefore endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a westerly direction. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the applicant's proposals for wastewater and surface water drainage, the Board is of the view that sufficient and satisfactory compliance with the principles of each of the 'Sustainable Drainage Systems (SUDS) and 'Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2 New Development', August 2005, has not been demonstrated. Further, having regard to the existing 'open ditch' along the western boundary of the application site, and the limited information available thereabout, the Board is not satisfied that sufficient clarity has been

satisfactorily demonstrated by the applicant as to what this physical feature is along the site's western boundary, the status thereof, who's responsibility it is for sustained maintenance thereof and a 'management plan' therefore, including enabling possible 3rd party accessibility, if needed, to allow for such future maintenance. However, the Board considered that this could be addressed through a request for further information but decided not to pursue this in light of the substantive reason for refusal outlined above.

Board Member

Date: 29/01/2019

Maria FitzGerald