



An
Bord
Pleanála

Board Direction
BD-002010-18
ABP-302487-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2018.

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

Reasons and Considerations

1. Having regard to the site location along a minor laneway which is seriously substandard in terms of width and lacks a pedestrian footpath, the existing traffic conditions along the laneway and its relationship with adjacent development, and the restricted nature of the proposed vehicular entrance to the site, it is considered that the proposed development would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists, would result in the obstruction of other road users, and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted size and configuration of the site, it is considered that the proposed development, by reason of its overall design and proximity to the site boundaries, would result in an unacceptable impact on the residential amenity of future occupants, and in an unacceptable reduction in the established levels of residential amenity of the neighbouring property to the immediate south by reason of overlooking. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/12/2018

Michelle Fagan