



An
Bord
Pleanála

Board Direction
BD-003805-19
ABP-303955-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2019.

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

Reasons and Considerations

The access road serving the site of the proposed development, is substandard in terms of its width, alignment with restricted sightlines. In the absence of confirmed upgrades to the access road network, including provision of footpaths and lighting, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the reason for refusal recommended by the Planning Inspector relating to the low density of the proposed development. Specifically, the Inspector considered that the low density of the proposed development on the subject lands which are zoned for residential development would be contrary to Ministerial Guidelines. The Board shared the view of the Inspector on this point. However as this would constitute a new issue and having regard to the substantive reason for refusal as set out above, it was decided not to pursue this matter further in the context of the current appeal. It is considered that the issue of appropriate density, consistent with Ministerial Guidelines, would be a material consideration in any future application at the subject site.

Board Member

Date: 16/08/2019

Chris McGarry