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Bord  
Pleanála

**Board Direction**  
**BD-003579-19**  
**ABP-304043-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/7/2019.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The Board considered that the change of use from retail units and apartments to a fuel filling station would generate additional traffic over and above the permitted use. The Board noted that the site was restricted in nature in terms of turning movements and was proximal to the junction of the access road for the overall permitted development and the regional road and considered that the proposed development would lead to a pattern of conflicting traffic movements at the junction that would be prejudicial to public safety, particularly to vulnerable road users in the area. The Board considered that the proposed development would endanger public safety by reason of pedestrian and traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board reviewed the Traffic Impact Assessment and the Road Safety Audit and considered that the proposed fuel filling station would have a very different traffic impact than the permitted retail and residential Block A. The Board could not be satisfied, based on the information on file, that the increased traffic arising from the

change of use would not endanger public safety through conflicting traffic movements at and proximal to the junction of the main access road for the permitted mixed-use development and the regional road, in an area where there are vulnerable road users including school children and pedestrians.

**Board Member**

**Date:** 17/07/2019

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Maria FitzGerald