



An
Bord
Pleanála

Board Direction
BD-003624-19
ABP-304321-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/7/2019.

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

Reasons and Considerations

The proposed development, by reason of reliance on access to and from the L2207 public road via a private agricultural lane to the side and rear of the existing road frontage dwelling, would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where sightlines at the intersection are restricted and deficient in a southerly direction. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board was not satisfied based on the information on the file that the proposed development incorporated adequate surface water drainage measures so as to ensure that the proposed development would not pose a risk of increased flooding in the area. However, in light of the substantive reason for refusal outlined

above, the board decided not to issue a section 132 notice to the applicant seeking further information and clarification on this issue.

Board Member

Date: 24/07/2019

Maria FitzGerald