



An  
Bord  
Pleanála

**Board Direction**  
**BD-004410-19**  
**ABP-304817-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> November 2019.

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

### **Reasons and Considerations**

Having regard to the prioritisation of pedestrian facilities, especially in the Design Manual for Urban Roads and Streets, the proposal fails to include within it any such facilities between the subject site and the village centre of Mungret. This site would continue to be accessed off the L-1402, which links the site to this village centre. However, over the greater portion of this local road there is no public footpath. The proposal would generate increased pedestrian movement along this portion of the road, movement which would be inherently hazardous. Conversely, the absence of any pedestrian facilities would lead to an increase in the unsustainable use of private motorised transport. The prioritisation of pedestrian facilities would thereby be neglected and so, in these circumstances, the proposal would be premature and contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/11/2019

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Stephen Bohan