



An
Bord
Pleanála

Board Direction
BD-004722-19
ABP-305143-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 application as submitted and subsequently augmented and revised under further information, it is considered that, in the absence of consent from the planning authority, the applicant has failed to submit sufficient information to demonstrate the proposed development does not encroach on a public roadway.
2. It is considered that sufficient rationale has not been provided to support the proposal which would result in removing access to the existing facilities for the adjacent lands to the east which is considered to be contrary to the proper planning and sustainable development of the area.

Note: The Board considered that the applicant has not undertaken an assessment, from either a traffic management or a road safety perspective, of the adequacy or otherwise of the new proposed route to the site. The Board also noted that inadequate details of the proposed site entrance, on-site road, revised car parking layout, including the incorporation within it of the stopped up and closed portion of road, and surface water drainage arrangements have been submitted, and the ability of the public sewer to adequately cope with the envisaged surface water discharge

from the on-site road has not been demonstrated. The Board decided not to include these as additional reasons having regard to the substantial reasons for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 11/12/2019

Stephen Bohan