



An  
Bord  
Pleanála

**Board Direction**  
**BD-004625-19**  
**ABP-305159-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2019.

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 is reliant on access and car parking on the western side of the subject site, which is an area restricted in size and serving a multiplicity of industrial/warehouse units, without appropriate provision for safe pedestrian movement and for safe vehicular turning movements. The proposed development would, therefore, give rise to a disorderly and haphazard form of development and would endanger public safety by reason of traffic hazard, arising from the generation of conflicting pedestrian and traffic movements on this cul-de-sac devoid of defined pedestrian circulation routes and which also includes conflict with vehicular access, parking movements and loading/unloading for the existing industrial/warehouse units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted that the planning history for the subject site is more extensive than referred to by the Inspector, including Reg. Ref. (3678/15) and Reg. Ref. PL29S.244535 (3819/14). The Board also noted that the Inspector's comments in relation to the specific content of the sign over the southern doorway, freestanding

signs on the footpath associated with the use/unit, and traffic cones on the roadway, all at the eastern elevation, were not borne out by photograph numbers 7 to 10 inclusive of the appendix to his report.

**Board Member**

**Date:** 28/11/2019

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