



An
Bord
Pleanála

Board Direction
BD-004844-20
ABP-305392-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/01/2020.

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

Reasons and Considerations

- (1) The development proposed for retention would lead to an increase in traffic turning movements onto and off a busy slip road linking with the National Primary Road (N7) along which traffic travels at up to the maximum speed limit. The access to the site via this slipway is substandard in that it lacks adequate vision splays in each direction. The proposed development would, thereby, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

- (2) The development proposed for retention consisting of the location of shipping containers for use for storage purposes on a visually prominent and poorly landscaped site which is clearly visible from the adjacent National Primary Route (N7) would constitute haphazard development and would seriously injure the visual amenities of the area by reason of visual dominance at this location. Furthermore, the proposed development would contravene Objective ET3, Objective 5 of the South Dublin County Development Plan 2016-2022 which seeks to ensure that all business parks and industrial areas are designed to the

highest architectural and landscaping standards and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/01/2020

Terry Prendergast