



An
Bord
Pleanála

Board Direction
BD-004879-20
ABP-305401-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2020.

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

Reasons and Considerations

Having regard to the significant number of traffic movements generated by the art studio and the tendency for these movements to be concentrated in time, it is considered that the predominantly residential western and eastern cul-de-sacs that serve the subject site are, due to the position of their access points off the public road network in close proximity to other access points, single lane width, and the effective absence of turning heads and footpaths, are inherently unsuited to accommodating such movements. In these circumstances, to accede to the retention of the art studio would perpetuate a situation wherein, the legibility of access off the public road network is poor, traffic congestion arises on the said cul-de-sacs leading to obstruction for other road users, complicated turning movements of necessity occur which risk collision, and where vulnerable road users are not provided for. It is therefore considered that the additional traffic associated with the development to be retained would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

Accordingly, the retention of the proposed development is contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/01/2020

Maria FitzGerald