



An  
Bord  
Pleanála

**Board Direction**  
**BD-005336-20**  
**ABP-305466-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The Board considered that the proposed new vehicular access, through the rear of a commercial premises, would restrict the manoeuvrability of delivery / maintenance vehicles accessing / egressing the commercial premises, and would be a safety hazard by reason of conflicting vehicle manoeuvres and pedestrian movements between the proposed residential dwelling and the existing commercial property, and, therefore, the proposed development, in conjunction with the existing commercial premises, is considered overdevelopment of the overall site at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had serious concerns with the adequacy and safety of the proposed access arrangements involving shared usage between the proposed residential dwelling and the existing commercial premises.

**Board Member**

**Date:** 09/03/2020

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Stephen Bohan