



An
Bord
Pleanála

Board Direction
BD-004984-20
ABP-305666-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2020.

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

Reasons and Considerations

1. Having regard to the restricted nature and size of the site which is surrounded on three sides by roads, to the prominent visual location of the site at the Archerstown Road / Milltown Road junction and to the design of the proposed house with blank elevations to the north east and south east elevations which are in close proximity to the site boundaries and to the public roads to the east and south, it is considered that the proposed development would result in a sub-standard level of residential amenity for future occupants of the development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. Access to the proposed development is proposed to be via an existing site access and the junction between the Old Archerstown Road and Milltown Roads to the south west of the site where sight lines are significantly restricted to the north west of the junction. Having regard to the restricted sight lines in this location it is considered that the proposed development would endanger public safety by reason of a traffic hazard and obstruction of road users and that the development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/01/2020

Paul Hyde