



An  
Bord  
Pleanála

**Board Direction**  
**BD-006753-20**  
**ABP-307366-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2020.

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 design and layout of the proposed access arrangements for the site and specifically the basement car park, it is considered that the proposed development would result in potential vehicular and pedestrian conflict at the entrance to the car park and would therefore endanger public safety by reason of a traffic hazard and obstruction to road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the information submitted, and in the absence of a comprehensive parking and access management strategy for the entirety of the hotel complex, the Board is not satisfied that the quantum of parking proposed would not generate excessive levels of overspill car parking into adjoining residential streets and thereby create traffic hazard and obstruction, which would seriously injure the residential amenities of the area and residential property in the vicinity. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/10/2020

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Michelle Fagan