



An  
Bord  
Pleanála

**Board Direction**  
**BD-007317-21**  
**ABP-307577-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2021.

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

### **Reasons and Considerations**

Having regard to the current traffic and pedestrian arrangements, the lack of information in relation to the planning authority's plans to address pedestrian connectivity from the site to the town centre and the limited capacity for the developer to address the issues identified by the planning authority, it is considered that the proposed access junction and uncontrolled pedestrian crossing are not in accordance with design standards and will result in a development that is harmful to roadway safety by reason of traffic hazard. Furthermore, the provision of a residential development without safe pedestrian connection into the settlement centre would be harmful to roadway safety by reason of traffic hazard and contrary to the objectives of the Westmeath County Development Plan 2014-2020 in relation to sustainable development and promotion of cycling and walking and is therefore 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 considered that there was insufficient certainty regarding the practical implementation of the possible measures identified by the inspector to address the traffic and pedestrian safety issues on the grounds that the issues were outside the control of the developer and that the delivery of these measures to ensure the

satisfactory resolution of the traffic and pedestrian safety was not assured to enable the development to proceed.

**Board Member**

**Date:** 18/01/2021

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Dave Walsh