



An
Bord
Pleanála

Board Direction
BD-006685-20
ABP-307646-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 3

Reasons and Considerations

Having regard to the location and nature of the proposed development, the residential amenity and streetscape character of the area, it is considered that the proposed entrance width of 3.45 metres is excessive, and that a width of 3.00 metres is acceptable in terms of pedestrian and traffic safety, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not agreeing with the Inspector, the board had regard to the report of the planning authority, and to the drawings submitted which included a swept path diagram, and considered that it has not been demonstrated that 3.45metres is necessary to allow car access in this residential area.

Board Member:

Date: 09/10/2020

Michelle Fagan