



An  
Bord  
Pleanála

**Board Direction**  
**BD-007395-21**  
**ABP-307693-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2021.

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

### **Reasons and Considerations**

Having regard to the access of the site onto a laneway accessed from the N11, taken together with the absence of long term car parking for the intended student occupants, it is considered that the additional traffic turning movements generated by the proposed development onto the heavily trafficked N11, would endanger public safety by reason traffic hazard and would have a seriously adverse impact on the carrying capacity of the National Route (N11). The proposed development would contravene Section 2.2.10.2 Policy ST26 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, which states that it is Council policy to facilitate the protection of National Routes (i.e. the N11) and to provide, protect and maintain for the safe and efficient movement of people and goods. The proposed development would, therefore, set an undesirable precedent for similar type developments along the N11 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/01/2021

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Paul Hyde