



An
Bord
Pleanála

Board Direction
BD-007693-21
ABP-308137-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2021.

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 nature, scale and extent of the proposed development and the vehicular, pedestrian and cycle movements which would be generated by the residential scheme, including movements along local road L40071, a minor road which is substandard in terms of width and alignment, and notwithstanding the proposed footpath/cycleway proposals along the site frontage to the L40071, as set out in the application documentation, it is considered that in the absence of upgrades to local road L40071 to the extent required along its overall length, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/03/2021

Chris McGarry