



An
Bord
Pleanála

Board Direction
BD-007628-21
ABP-308463-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2021.

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

Reasons and Considerations

1. The retention of this pedestrian entrance onto Knapton Lawn, results in pedestrians directly accessing the carriageway in a location where there is no footpath adjacent and no prospect of providing such a footpath due to the narrow width of the carriageway. Pedestrians accessing the carriageway would give rise to obstruction of road users and would be at risk of injury due to their presence on this carriageway and due to the proximity of the site to the junction of Knapton Lawn and Knapton Road to the west. It is considered that the retention of the development would endanger public safety by reason of traffic hazard because of pedestrians accessing the road where no footpath exists and where sightlines may be restricted due to parked cars, the location of the site adjacent to a road junction and due to the layout of the development where sightlines are restricted in a westerly direction.

2. The proposed development, by itself or by the precedent which the grant of permission for it would set for other similar development, would adversely affect the use of this cul de sac by traffic and would result in the loss of character of this street through piecemeal interventions into the northern boundary wall, resulting in a negative impact on the visual and residential amenity of Knapton Lawn.

Board Member

Date: 02/03/2021

Paul Hyde