

An
Bord
Pleanála

Board Direction
BD-010820-22
ABP-308750-20

The submissions on this file and the Inspector's report were considered at a meeting of all available Board members held on 01/06/2022.

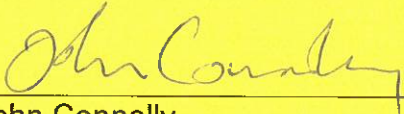
The Board decided, by a vote of 3:2, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by virtue of its scale and location on an island at the intersection of national roads where there is relatively poor permeability with the adjoining streetscape, would result in an intensive overdevelopment of the site. The proposal would be contrary to the 'Urban Developments and Building Heights, Guidelines for Planning Authorities' (2018) which were issued to Planning Authorities under Section 28 of the Planning and Development Act 2000, as amended. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the nature and scale of the proposed development, the suburban location of the site in close proximity to the strategic junction of the N3/M50, the proposed ambitious modal split and the poor pedestrian and cycling environment in the immediate vicinity of the site, it is considered that the development as proposed would result in an under provision of car parking, would adversely affect the strategic function, efficiency and carrying capacity of surrounding national roads and endanger public safety by reason

of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



John Connolly

Date: 02/06/2022