



An  
Bord  
Pleanála

**Board Direction**  
**BD-009505-21**  
**ABP-309305-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2021.

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

#### **Reasons and Considerations**

1. Having regard to the nature of the proposed development, including the extent of car-borne traffic that would be generated, the details with respect to drop-off, collection and taxi traffic, the capacity to cater for car parking alongside the hotel and leisure complex, and the capacity of the local roads network to accommodate the traffic associated with the proposed development, the Board is not satisfied, on the basis of the information submitted, that the proposed development would not give rise to detrimental impacts on the capacity, safety and operational efficiency of the local road network in the vicinity of the site. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member

*Maria FitzGerald*  
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Maria FitzGerald

Date: 24/11/2021