



An
Bord
Pleanála

Board Direction
BD-009693-21
ABP-309525-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the proximity of the primary site access to the controlled junction on the R835 regional road, to the proposed limited access by means of a "left in, left out" arrangement only, and to the proposed use of the secondary access point onto Lucan Heights across the existing pedestrian walkway which is considered inappropriate, it is considered that the proposed intensification of traffic accessing and egressing the site would result in increased traffic hazard on a busy road and would result in unsafe traffic movements into and out of the site. It is considered that the proposed development would endanger pedestrian and traffic safety by reason of creating a traffic hazard and would, therefore, not be consistent with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed secondary access over the pedestrian laneway to the east of the site and through the cul-de-sac of Lucan Heights would present an unacceptable risk to pedestrians using this access point to the established estate and would introduce an unacceptable level of additional traffic onto this narrow roadway. Accordingly, in the context of not accepting the viability of the secondary access point to the site, and taking account of the constrained nature of the primary

