



An  
Bord  
Pleanála

**Board Direction**  
**BD-008655-21**  
**ABP-309815-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2021.

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 road layout in the vicinity of the site and to the proximity of the entry and exit points to the busy road junction of High Street and St. Anne's Road, it is considered that notwithstanding the proposed improvements to the traffic management of the car park, the proposed development would result in traffic turning movements which would create serious traffic congestion and would endanger public safety by reason of traffic hazard and obstruction of road users on the adjacent road network. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Terry Prendergast

**Date:** 05/07/2021

**Note:**

The Board also considered that, having regard to the visually prominent location of the site at the entrance to the town centre retail area, which terminates views from the approach roads to the town, and to the utilitarian nature of the boundary treatment with a lack of appropriate surface treatment and landscaping proposals, that the proposed development would detract from the character and appearance of the Town Centre area and would seriously injure the visual amenities of the area.

Please issue Direction with Order