



An
Bord
Pleanála

Board Direction
BD-010316-22
ABP-310189-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2022.

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 existing and emerging pattern of development in the area, it is considered that the proposed development if permitted would unacceptably obstruct the ease of movement and manoeuvring of vehicles on Montpellier Lane through a reduction in the available carriageway. Accordingly, the proposed development would endanger public safety by reason of traffic hazard and the obstruction of road users and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board noted from the planning history of existing and permitted developments in the area that there were also likely registered rights of way over Montpellier Lane and considered that further information would have been required to establish the nature of these legal interests and whether the proposed development

impinged on these rights of way. However, in the context of the substantive reason for refusal set out above, the Board decided not to pursue this issue.

Board Member

Maria FitzGerald
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Date: 21/03/2022