

An
Bord
Pleanála

Board Direction
BD-009079-21
ABP-310231-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/09/2021.

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

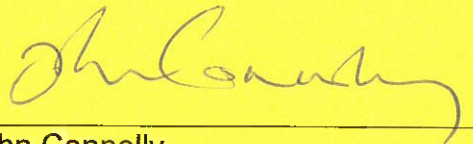
Reasons and Considerations

Having regard to the substandard nature of Watters Lane which is used to access the site, including its width, alignment, lighting and poor facilities for pedestrians and cyclists, it is considered that the additional traffic movements and conflicts, which would arise from the intensification of use of the site which would be facilitated by the retention of the additional car parking area, would seriously injure the residential amenity of property in the vicinity and would endanger public safety by reason of traffic hazard and obstruction of road users. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant temporary permission for retention for a period of two years, the Board shared the Inspector's concerns in relation to traffic safety and residential amenity, and therefore did not consider it appropriate to grant temporary permission for retention, in order to enable the impact of the development to be re-assessed or to allow time for alternative

access solutions to be examined, including the potential for a more suitable and safer vehicle access and egress arrangement via the Athboy Road.

Board Member



John Connolly

Date: 13/09/2021