

An
Bord
Pleanála

Board Direction
BD-009106-21
ABP-310296-21

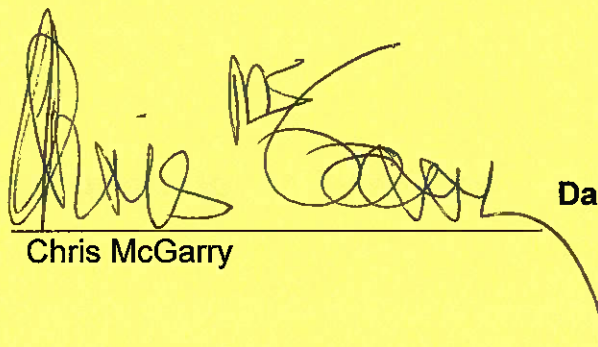
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2021.

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 location of the application site which is accessed by means of local road L-1402, and to the substandard nature of this road in terms of its width and surfacing and to the lack of a public footpath along the road to the village core and in the absence of a confirmed, implementable footpath and road design solution linking the application site to the village core (notwithstanding the drawing material as submitted to the Board on the 21st May 2021, showing a potential footpath and roadway design between the application site and the village), it is considered that the proposed development would generate increased pedestrian movement along local road L-1402 which would be inherently hazardous. Furthermore, having regard to the prioritisation of pedestrian facilities, particularly in the Design Manual for Urban Roads and Streets issued by the Government of Ireland in 2019, the absence of any pedestrian facilities would lead to an increase in unsustainable use of private motorised transport, and the prioritisation of pedestrian facilities would therefore be neglected. The proposed development would, therefore, be premature in this regard, would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Chris McGarry', written over a horizontal line. The signature is stylized and somewhat cursive.

Chris McGarry

Date: 17/09/2021