



An
Bord
Pleanála

Board Direction
BD-009864-22
ABP-311018-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed development is for a storage shed and based on the information file and the appeal submission, such storage is associated with a commercial development. Having regard to the nature of use and the fact that such is accessed through an existing residential estate and would generate traffic of a commercial nature within a residential environment, the proposed development would set an undesirable precedent and would constitute a traffic hazard due to the additional turning movement of a commercial nature generated in a residential area. The proposal would set a precedent for backland development of a commercial nature off the rear laneway and such requires upgrade to facilitate separation of pedestrian and vehicular movements. The proposal would constitute a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 26/01/2022