

An
Bord
Pleanála

Board Direction
BD-009554-21
ABP-311119-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2021.

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

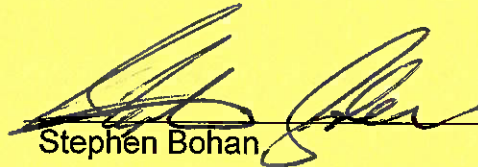
Reasons and Considerations

Having regard to the proximity of the adjoining residential property at No.1 Limekiln Grove, to the scale and location on the site of the proposed car wash and plant room which is located forward of the existing building line along Limekiln Grove, and to the layout of the proposed access road, the Board is not satisfied, on the basis of the information provided with the application and appeal, that the proposed development would not seriously injure the visual and residential amenities of the area and would not lead to car movements accessing and egressing the proposed development that would endanger pedestrian safety by reason of a traffic hazard. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the proposed increased setback distance from the site's northeast boundary, would militate against the significant visual and residential amenity of the area, in particular the adjacent residential property at No.1 Limekiln Grove. Furthermore, the Board was not satisfied that the condition to raise the proposed pedestrian route at the northeastern site boundary to prioritise pedestrian

access would adequately address the hazard to pedestrians from vehicle movements egressing the proposed car wash facility.

Board Member


Stephen Bohan

Date: 29/11/2021