

An
Bord
Pleanála

Board Direction
BD-011655-23
ABP-311358-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2023.

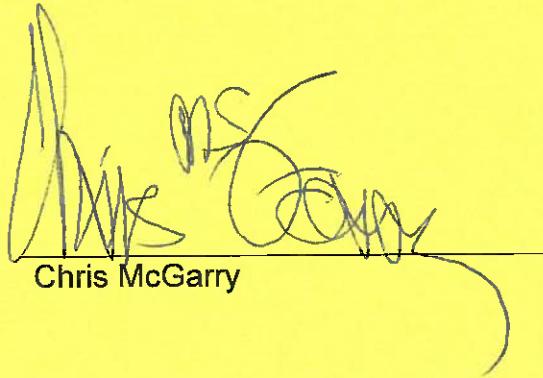
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the proposed entrance onto the public road where levels drop close to a turn in the road and with restricted sight-lines, and the lack of a pedestrian footpath on the western side of the road, it is considered that the proposed development would endanger public safety by reason of a traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the existence within the site of a recorded monument and notwithstanding the documentation as submitted with the application and appeal, it is considered that in the absence of a full archaeological investigation of the subject site, the Board cannot be satisfied that the proposed works would not cause material damage to a historic monument or that serious injury to archaeological remains would not arise. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the commentary of the Inspector in his report regarding what appears to be land raising on the subject site. In this regard the Board shared the expressed concern of the Inspector and considered that ordinarily this issue would warrant further information and clarification prior to the making of any decision in respect of the development of the subject site. However, having regard to the substantive reasons for refusal set out above, it was decided not to pursue this issue within the context of the current appeal.

Board Member



Chris McGarry

Date: 18/01/2023