



An  
Bord  
Pleanála

**Board Direction**  
**BD-012018-23**  
**ABP-311578-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/04/2023.

The Board decided by majority decision (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the nature of the development proposed, that being enabling works to accommodate the future delivery of multiple industrial/warehouse units on the associated landholding, and also having regard to:

- The likely trip generation associated with such industrial/warehouse use.
- The site location in an area not served by public transport.
- The absence of a traffic impact assessment.
- The absence of a mobility management plan.
- The provision of some 339 surface car parking spaces on the landholding as indicated in the 'Site Masterplan' drg. No. P-101 received by the planning authority on the 22<sup>nd</sup> day of February 2021.

The Board can not be satisfied that the proposed enabling works would not ultimately give rise to traffic congestion on, and obstruction of other users of, the surrounding rural road network. Furthermore, the Board considers that the proposed enabling works represent a piecemeal form of development and would