

An  
Bord  
Pleanála

**Board Direction**  
**BD-010309-22**  
**ABP-311638-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2022.


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

#### **Reasons and Considerations**

The proximity of the proposed vehicular access to a congested signalised junction, the substandard nature of this section of the Adamstown Road including the substandard width of the road in the vicinity of the site and the lack of the provision of any pedestrian facilities along the frontage of the site would endanger public safety by reason of traffic hazard.

Having regard to the form, scale and design of the proposed development, and the removal of existing stone walls and mature trees, the Board is not satisfied that the proposed development, would not have an adverse impact on the character of the Lucan Village Architectural Conservation Area. The proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable design of the area.

**Board Member**

  
Michelle Fagan

**Date:** 16/03/2022