

An  
Bord  
Pleanála

**Board Direction**  
**BD-010410-22**  
**ABP-311643-21**

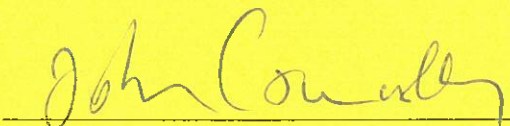
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2022.

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

#### **Reasons and Considerations**

Having regard to the information submitted with the planning application and appeal, and to the scale of the proposed development and the traffic to be generated by it, it is considered that the design of the car parking bays and the internal shared surface layout serving the proposed and existing development on site would not be consistent with the Design Manual for Urban Roads and Streets (2013), would be inadequate to cater for the safe parking of vehicles and safe vehicle movements associated with the proposed and existing development on site and at the entrance from Summerhill Road, and would lead to conflict between road users including vehicular traffic, pedestrians and cyclists. The proposed development would constitute overdevelopment of a restricted site, would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
John Connolly

**Date:** 01/04/2022