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**Board Direction**  
**BD-011371-22**  
**ABP-311823-21**

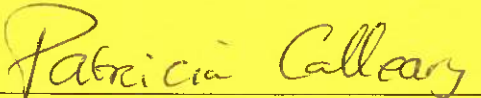
The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2022.

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

#### **Reasons and Considerations**

The existing laneway over which the proposed development is to be accessed comprises an important local pedestrian route. The laneway is considered to be seriously deficient in width along its length and lacks sufficient capacity to safely accommodate the vehicle and pedestrian movements that the proposed development will generate combined with the existing and future pedestrian movements associated with the adjoining public house and the Binn Eadair housing estate. In the absence of any comprehensive proposals for the upgrade of this lane and the management of vehicle movements along its length, it is considered that the proposal would constitute an *ad hoc* piecemeal uncoordinated development which would endanger public safety by reason of traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

  
Patricia Calleary

Date: 13/10/2022