



**An  
Bord  
Pleanála**

**Board Direction  
BD-012413-23  
ABP-313077-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2023.

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

#### **Reasons and Considerations**

1. The proposed development, by reason of the site location along a narrow road lacking in public footpath provision or connectivity to the wider public footpath network within the area, and which would have high dependency on private car trips generating additional stopping, starting and turning movements onto and off the narrow roadway would lead to obstruction of and conflicting vehicular and pedestrian movement which would endanger public safety by reason of traffic hazard, would be premature pending the development of a public footpath to serve the proposed site, would set an undesirable precedent for further similar development and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 12/06/2023