

An
Bord
Pleanála

Board Direction
BD-013023-23
ABP-313399-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/07/2023.

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

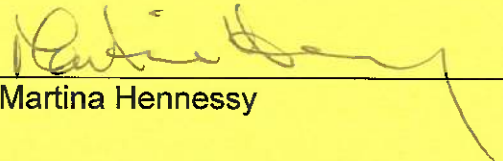
Reasons and Considerations

It is considered that the proposed development contravenes Specific Local Objective 73 and Section 5.8 (Road and Street Network) of the Dún Laoghaire-Rathdown County Development Plan 2022-2008. Furthermore, it is also considered that in conjunction with this, the intensification of use generated by the proposed development onto this road would endanger public safety by reason of being a traffic hazard and would have a seriously adverse impact on the safety and free flow of traffic on Brennanstown Road and would therefore be contrary to the proper planning and sustainable development of the area.

Having regard to the existing deficiency in the road network serving the area of the proposed development, including its capacity and width, it is considered that this would render the network or any part of it unsuitable to carry the increased road traffic likely to result from the development. Furthermore, the prematurity of the development pending the determination by the Planning Authority or the road authority of a road layout for the area or any part thereof. It is considered that the proposed development by itself or by the precedent which the grant of permission for it for it would set for

other relevant development, would adversely affect the use of a major road by traffic, would endanger public safety by reason of being a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 25/07/2023