



An
Bord
Pleanála

Board Direction
BD-014539-23
ABP-313621-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2023.

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

Reasons and Considerations

1. It is considered that the proposed development would result in a poor quality of residential amenity with regard to the design and layout of the residential units, particularly regarding access, egress and circulation arrangements. In addition, the staff welfare facilities in respect of the retail units have not been shown while commercial and residential waste storage are combined and there is no internal access to these facilities. The proposed development would, therefore, seriously injure the amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the limited size of the site and the layout of the ground floor of the proposed development, the location of the refuse store and bicycle store, which is reliant on occupants to access these areas outside of the site through a car park, where forward visibility from vehicles would be limited, it is considered that the proposed development would not provide for an adequate level of residential amenity and pedestrian and cyclist safety. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

Board Member


Joe Boland

Date: 10/11/2023