

An
Bord
Pleanála

Board Direction
BD-014184-23
ABP-314002-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2023.

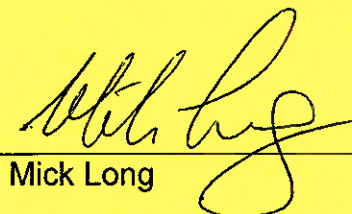
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development would endanger public safety by reason of traffic hazard, arising from access to and from the development, the absence of any proper pedestrian path and public lighting, to link the café site with the public footpath and lighting network within the wider Goldenbridge Industrial Estate. The proposed development would contravene Policy SMT18 of the current development plan for the area – which seeks to create a pedestrian environment which is safe, accessible to all and in accordance with best accessibility practice.

2. The development would contravene condition 4(a) of permission reference number 2555/18 for Unit 5 Goldenbridge Industrial Estate; which states- 'Car parking spaces shall be permanently allocated to the proposed use, and shall not be sold, rented or otherwise sub-let or leased to other parties'. The change-of-use of the shed to café, would impact on the car-parking layout indicated for the yard area to the rear of Unit 5.

Board Member


Mick Long

Date: 18/10/2023