

An
Bord
Pleanála

Board Direction
BD-011873-23
ABP-314446-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2023.

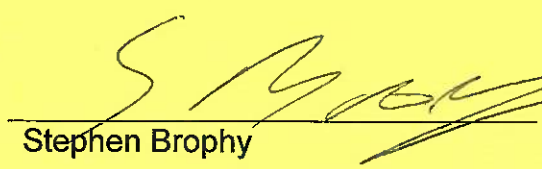
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. In the absence of adequate pedestrian and cycle infrastructure connecting the subject site to Balbriggan town centre and given the poor availability of public transport at this location, the proposed scheme would generate pedestrian and cycle movements onto Flemington Lane, which, in the absence of foot and cycle paths along the extent of the Lane, would endanger public safety by reason of traffic hazard. Without the aforementioned infrastructure, the proposed development would be largely car dependent and would therefore promote unsustainable transport modes which would be contrary to the provisions of Objective BALBRIGGAN 11 of the Fingal County Development Plan 2017-2023 and would therefore be contrary to the principles of proper planning and sustainable development.

Note: The Board notes the concerns of the inspector as set out in recommended refusal reason number two of the inspector's report. However, having regard to the substantive refusal reason as set out in the order, the Board considered that recommended refusal number two was not warranted in this case.

Board Member


Stephen Brophy

Date: 10/03/2023