



An  
Bord  
Pleanála

**Board Direction**  
**BD-014949-24**  
**ABP-314683-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/01/2024.

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

#### **Reasons and Considerations**

The proposed site layout and access arrangements, which include a proposal to take over a section of road outside the ownership of the applicant and outside the existing boundary wall on Old Road, would result in a narrowing of the public roadway and thereby create a traffic hazard. Furthermore, the proposed access would endanger public safety by reason of traffic hazard because the traffic movements generated by the proposed development, where the sightlines are restricted by on-street car parking, would interfere with the safety and free flow of traffic on the public road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 03/01/2024