



An
Bord
Pleanála

Board Direction
BD-014477-23
ABP-314883-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the proposed access to the proposed development site, by means of a long and narrow laneway, and to the information submitted with the application and appeal in relation to this access arrangement, the Board was not satisfied that that adequate and safe access to the proposed development could be provided. In these circumstances, it was considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the proposed access arrangements to the new dwelling site from the public road had been satisfactorily detailed by the applicant and that proper access could be provided to serve the proposed new dwelling. The Board was also not satisfied that sufficient information had been provided in relation to the impact of the proposed development on surface water and water supply arrangements in the vicinity of the site. However, given the substantial reason for refusal above, the Board decided not to pursue this issue further.

Board Member

Stewart Logan
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Date: 10/11/2023