

**An
Bord
Pleanála**

**Board Direction
BD-016044-24
ABP-314944-22**

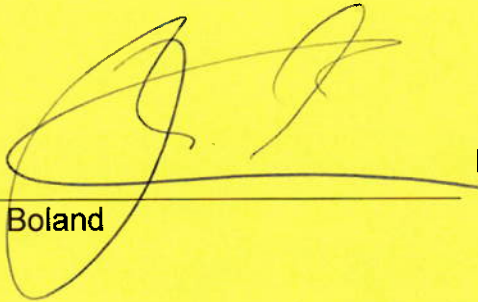
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2024.

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

From the information on file, the Board noted that the site access route is a shared access which also serves an existing residential property. On the basis of the information submitted, the Board considered that the proposed use of this shared access would significantly impact on the residential amenity of this residential property. In addition, the Board could not be satisfied that the intensification of use of this access, its narrow configuration, inability to accommodate opposing traffic movements as well as the proposed location of the wheelwash would not result in a traffic hazard on the local road L-8020. Therefore, the proposed development would 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 considered that these issues could not be dealt with satisfactorily by way of conditions.

Board Member



Joe Boland

Date: 10/04/2024