

An  
Bord  
Pleanála

**Board Direction**  
**BD-014325-23**  
**ABP-314975-22**

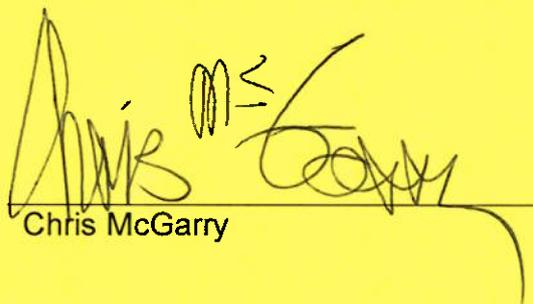
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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

#### **Reasons and Considerations**

Having regard to the location of the proposed development at the end of an privately owned unsurfaced shared access road, currently serving five existing properties, to the inadequate width, alignment and structural condition of the road, and in the absence of information submitted with the application and appeal confirming the capability of the applicant to undertake the upgrade and management of this shared access road, either individually or with other parties, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would set an undesirable precedent for further piecemeal development at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 26/10/2023