



An
Bord
Pleanála

Board Direction
BD-015286-24
ABP-315738-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2024.

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

Reasons and Considerations

1. The Board was not satisfied that it has been demonstrated that the proposed development can be accessed from lands that are within the control of the applicant. This is particularly so having regard to the proposal for access off a laneway that has been gated. Accordingly, the Board concluded that while the principle of the development may be acceptable, it would result in a haphazard and disorderly form of development in the absence of sufficient information for a suitable means of access and would therefore be contrary to the proper planning and sustainable development of the area.
2. The Board was not satisfied that sufficient information has been presented with the application and appeal to demonstrate that sightlines that accord with TII Document DN-GEO-03060 are available at the junction of the public road and the laneway from which the proposed house is intended to be served. In the absence of sufficient documentation to demonstrate that the applicant has sufficient control to carry out works to achieve access and appropriate sightlines at this junction, it is considered that if permitted, the proposed development would endanger public safety by reason of traffic hazard and

would be contrary to the proper planning and sustainable development of the area.

Board Member Patricia Calleary Date: 31/01/2024
Patricia Calleary.