



An  
Bord  
Pleanála

**Board Direction**  
**BD-016233-24**  
**ABP-316615-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2024.

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

#### **Reasons and Considerations**

Notwithstanding Objective LP12 as included in the Part B of the Letterkenny Local Area Plan 2023-2029, the Board considered the proposed development to be inadequate in terms of pedestrian/cyclist visibility and crossing facilities at the junction with the Killylastin Heights road at the eastern end of the route, as well as insufficient for the purposes of integration of pedestrian/cyclist movements with vehicular traffic movements within the existing mixed-use site at the western end of the route. Therefore, the Board considered that the additional pedestrian/cyclist movements likely to be generated by the development would endanger public safety by reason of a traffic hazard.

**Note:** The Board did not share the view of its Inspector, as set out in recommended refusal reason No. 1 regarding the potential impact on adjoining residential amenity as the Board considered that the design of the proposed development in respects of finishes, lighting, fencing, cctv and associated works could be addressed.

**Board Member**

**Date:** 07/05/2024

Joe Boland