

An
Bord
Pleanála

Board Direction
BD-019655-25
ABP-319554-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2025.

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

Reasons and Considerations

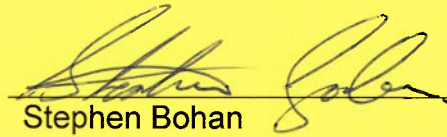
Having regard to the already heavily developed cul-de-sac with numerous residential properties along it, the Board considered that the proposed development would be a further extension and intensification of that pattern of development on a substandard road in terms of its capacity, width, alignment and surface which would render it unsuitable to carry increased road traffic likely to result from the proposed development. The proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and would, therefore, be contrary to the proper planning and sustainable development of the area.

[Note:

The Board noted that the planning authority accepted the applicant's compliance with the CDP and rural housing policy and on that basis the Board were not satisfied to refuse planning permission for this reason. Furthermore, the Board, contrary to the view of the Inspector, considered that the proposed development would endanger public safety by reason of a traffic hazard. The Board had serious concerns relating to the existing access road and its capacity, narrow width, poor alignment, unsurfaced condition, the number of existing properties along this road and volumes of traffic that are already using this substandard road and that these concerns would

be exacerbated by another property at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.]

Board Member


Stephen Bohan

Date: 13/05/2025