



An
Bord
Pleanála

Board Direction
BD-017711-24
ABP-319692-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2024.

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

The Board noted the appellant's submission that, as an alternative, the car parking could be omitted altogether by way of condition. The Board considered that such an option would alter the proposed development materially and decided not to pursue this option in this particular instance.

(Direction to issue with Order.)

Reasons and Considerations

Notwithstanding the benefits arising from the redevelopment of an underutilised serviced urban brownfield site, and the delivery of 2 no. urban dwellings, it is considered that the proposed development, by way of the incorporation of 2 no. off-street car parking spaces, would generate traffic turning movements along a laneway with restricted width which would endanger public safety by reason of traffic hazard and obstruction of users of this laneway. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Tom Rabbette

Date: 02/10/2024