

An
Bord
Pleanála

Board Direction
BD-017850-24
ABP-319700-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2024.

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


Reasons and Considerations

1. Having regard to the constrained nature of the proposed parking arrangements and the inability of vehicles to manoeuvre independent of one another, it is considered that the parking layout would obstruct pedestrian access to both homes and result in additional vehicle movements that would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the view of the inspector in relation to the poor outlook and constrained and unusable nature of the private amenity space and agreed with the inspector that this raises a new issue by reference to the appeal. While it is open to the Board to seek the views of the parties on this matter, having regard to the other substantive reason for refusal, the Board did not consider it necessary to pursue the matter.

Board Member


Marie O'Connor

Date: 16/10/2024