

An  
Bord  
Pleanála

**Board Direction**  
**BD-018249-24**  
**ABP-319715-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2024.


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 scale of the proposed development and the traffic to be generated by it, it is considered that the additional traffic associated with the proposed development, would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists within the scheme in the vicinity of its entrance onto Albert Road Upper but also within the public domain of Albert Road Upper. Further, it is also considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate onto Albert Road Upper at a point where sightlines are restricted, particularly in a northerly direction and where it has not been demonstrated that further permeability to serve the proposed development could not be achieved through the existing cul-de-sac lane serving Edwin Court, particularly in terms of accommodating the vehicle movements generated by the proposed four dwelling units to the rear of No. 72 Albert Road Upper. Based on these concerns the Board is not satisfied the proposed development as designed and laid out is capable of accommodating traffic safely on site and in the vicinity of the entrance serving the proposed development. Additionally, the Board is not satisfied that the traffic the proposed development

would generate would not 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.

**Board Member**

  
Stephen Bohan

**Date:** 19/11/2024