

An
Bord
Pleanála

Board Direction
BD-019004-25
ABP-320639-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2025.

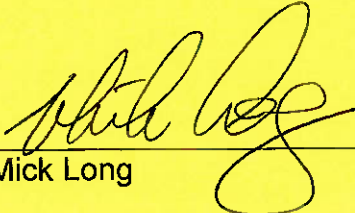
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Board noted the concerns of the Inspector, the planning authority and Transport Infrastructure Ireland that the development proposed for retention would lead to an increase in traffic turning movements onto and off a busy slip road linking with the National Primary Road (N7). The Board was not satisfied that the proposed development to be retained has demonstrated compliance with section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012). The subject development would endanger public safety by constituting a traffic hazard and would therefore not be in accordance with the proper planning and sustainable development of the area.

Note: The Board was not satisfied that compliance with Table 12.27 of the South Dublin County Council Development Plan 2022-2028 had been demonstrated and that the residential amenity of the adjacent houses would not be impacted by the proposed development given the proximity of the storage units but given the substantive nature of the above reason for refusal did not consider these matters further.

Board Member


Mick Long

Date: 21/02/2025