



**An
Bord
Pleanála**

**Board Direction
BD-018622-25
ABP-320732-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2025.

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

Reasons and Considerations

1. It is 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 on a substandard private laneway and substandard entrance onto Ulverton Road at a point where sightlines are restricted in both directions. It is further considered that the traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. For these reasons it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted and accepted the comments contained, both in the planning authority report and Board Inspector's report, regarding the ad hoc manner in which this area has developed over time, the absence of any agreed master plan for the comprehensive redevelopment of this backland area, and the site specific development constraints imposed by the sites configuration and adjacent land uses, but decided not to pursue those issue given the substantive reason for refusal set out above.

Board Member


Liam McGree

Date: 13/01/2025