

An  
Bord  
Pleanála

**Board Direction**  
**BD-019467-25**  
**ABP-321421-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2025.

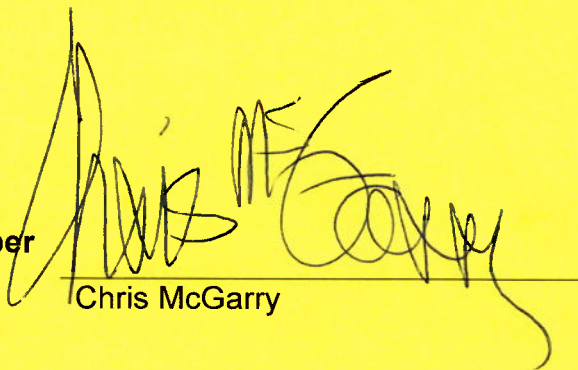
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Reasons and Considerations**

Having regard to the particulars of the site layout to the front of the proposed building, to the proposed parking arrangement and the absence of specific allocated area for servicing and deliveries access for the overall scheme, including the apartments and the commercial/retail unit, it is considered that the proposed development would comprise a substandard operational layout with inadequate turning space and safe movement of vehicles within the site. As a consequence of these deficiencies in layout and space available for necessary parking and servicing movements, it is considered that the proposed development would lead to conditions which would be prejudicial to public safety by reason of traffic hazard and safety . The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted the recommendation for refusal of the inspector relating to a lack of sufficient car parking spaces. In this regard the Board noted the location of the site within the village of Palmerstown and adjoining high quality public transport including the future Bus Connects network along the Lucan Road. In this context the Board did not share the view that the level of parking of insufficient per se and that a reduced parking ratio at this location may be warranted, subject to the broader provision of a safe and usable parking and servicing layout for any future proposal at this location. However, the Board fully agreed with the inspector that the precise layout and form of parking spaces allied with an absence of clarity around available, safe servicing of proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 15/04/2025