



An
Bord
Pleanála

Board Direction
BD-019017-25
ABP-321464-24

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 for the following reasons and considerations.

Reasons and Considerations

The development proposed by reason of its nature and location, within an existing residential area, would endanger public safety by reason of traffic hazard and would seriously injure the amenities of properties in this residential area. Therefore, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the proposed entrance would be located approximately 200 metres from the junction between the estate road and the Bloodmill Road and that the use of the proposed entrance would involve heavy machinery traversing this residential

estate road immediately alongside the public open space provided for the use and enjoyment of the residents of the estate. Ther board also noted the possibility of accessing the applicants undeveloped landholding through similarly undeveloped third-party lands, which would not result in significant conflicts between agricultural vehicles, residential traffic and pedestrian movement.

Board Member


Liam McGree

Date: 24/02/2025