

An
Bord
Pleanála

Board Direction
BD-019735-25
ABP-321834-25

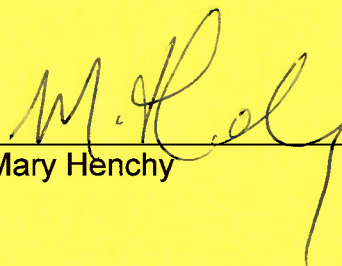
The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

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

Reasons and Considerations

The existing laneway over which the proposed development is to be accessed comprises an important local pedestrian route. The laneway is considered to be seriously deficient in width, along its length, and lacks sufficient capacity to safely accommodate the vehicle and pedestrian movements which the proposed development would generate combined with pedestrian movements associated with other development on the laneway and the Binn Eadair View housing development. In the absence of any comprehensive proposals for the upgrade of this lane, and the management of vehicle movements along its length, it is considered that the proposed development would constitute an ad hoc, piecemeal, and uncoordinated development which would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 21/05/2025