



An
Bord
Pleanála

**Board Direction
29S.JA0039**

The submissions on this file and the Inspector's report were further considered at a Board meeting held on October 11th 2018.

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

Reasons and Considerations

It is considered that the principle of the proposed development is acceptable and that it would produce a quality public realm that would significantly enhance the amenity and attractiveness of this city centre location, would significantly improve the visual amenities of the area and would facilitate improved appreciation of the architectural and cultural heritage of this important site.

However, it is considered that:-

- i. Notwithstanding the use of the regional traffic model, the Board cannot be satisfied that the traffic analysis carried out, and the associated information provided, particularly at the local level, was sufficient to accurately quantify the traffic impacts of the proposed development and the magnitude of those impacts,
- ii. The consequent uncertainty but likely significantly negative impacts for bus transport, in the light of the scale of re-routing of buses proposed, the critical

importance of bus transport to the city, and its future role in facilitating modal shift from public car usage, in line with national policy,

- iii. The identified and unresolved capacity issues on the Quays in relation to their capacity to accommodate the scale of bus re-routing proposed, and
- iv. The failure to demonstrate that the existing footpaths on both sides of the Quays have the capacity to accommodate the increased numbers of pedestrians that would be re-directed onto the Quays as a result of bus re-routing,

the proposed development would give rise to significant adverse impacts on pedestrians and on bus transport within the city centre and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11th October 2018

Philip Jones