



Planning and Development Acts 2000 to 2018

Planning Authority: Offaly County Council

Planning Register Reference Number: PL2/18/104

APPEAL by James Mannion of 24 Glenshannon, Birr Road, Banagher, County Offaly against the decision made on the 26th day of April, 2018 by Offaly County Council to refuse permission.

Proposed Development: Construction of a rear access gate to existing dwelling's side boundary wall and all associated site works at number 24 Glenshannon, Birr Road, Banagher, County Offaly.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

It is considered the proposed development would endanger public safety by reason of traffic hazard due to lack of setback from the edge of the footpath and public road and inadequate sightlines, and having regard to the close proximity to the existing access serving four dwellings within Glennshannon estate, the proposed development would lead to conflict between road users, in terms of vehicular traffic, pedestrians and cyclists.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.