



An
Bord
Pleanála

Inspector's Report ABP-300674-18

Development	Demolition of the existing single storey commercial building and the construction of a three storey contemporary style building comprising: 2 no. two-bedroom three-storey town houses each with; (i) ground floor work/live unit (30 sq. m - Class 2 use); (ii) terrace areas at roof level to facilitate private garden space and; (iii) rooflights.
Location	12/13, Monkstown Farm, Dun Laoghaire, Co. Dublin
Planning Authority	Dun Laoghaire Rathdown Co. Co.
Planning Authority Reg. Ref.	D17A/0926
Applicant(s)	Booteek Developments Ltd.
Type of Application	Permission
Planning Authority Decision	To Refuse Permission
Type of Appeal	First Party
Appellant(s)	Booteek Developments Limited
Observer(s)	Bernadette Sharkey and Others
Date of Site Inspection	18 th April 2018
Inspector	Erika Casey

1.0 Site Location and Description

- 1.1. The subject site has an area of 0.01096 ha and is located in the mature residential area of Monkstown Farm. Development in the vicinity is typically low density suburban housing with a mix of housing types and some modern infill schemes with commercial use at ground floor. To the immediate east of the site is a two storey residential building. A modern infill residential scheme is located to the south. To the west, on the opposite corner, is a recently constructed part three, part two storey residential scheme with large commercial unit at ground floor level. To the north, is the Monkstown Farm Road and two single storey dwellings bound by a high stone wall.
- 1.2. The subject site is located at the corner of Monkstown Farm Road and Lanesville Terrace. The site currently accommodates a vacant, single storey commercial building with a pitched roof. Access to the property is via a roller shutter door on its western façade. On the northern boundary, there is a small protruding flat roofed single storey extension.

2.0 Proposed Development

- 2.1. The proposed development comprises:
 - The demolition of the existing structure on the site with a stated area of 80.4 sq. metres.
 - Construction of 2 no. three storey 2 bed townhouses, each with a ground floor level live work unit (Class 2 Use) with an area of c. 15 sq. metres. The overall gross floor area of each dwelling is 109 sq. metres.
 - Terrace areas of 53.4 sq. metres are proposed at roof level to serve each dwelling.
 - The development extends to a maximum height of 12.4 metres and has a contemporary design.

3.0 Planning Authority Decision

3.1. Decision

3.1.1 To Refuse Permission for 3 no. reasons:

1. *Having regard to the location and layout of the site and the proposal, it is considered that the proposal would lead to endangerment of public safety due to the lack of off street car parking spaces creating potential for illegal/inappropriate parking on roads in the area and affecting local amenity. Therefore, the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise.*
2. *Having regard to the location and layout of the site and the proposal, it is considered that the proposed development, by itself or by the precedent which the grant of permission for it would set for other developments on adjoining sites in respect of the lack of off street car parking spaces provided for, would adversely affect the use of the existing road by traffic and would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise.*
3. *Having regard to the restricted nature of the site and its corner location, adjoining residential properties on either side, and in close proximity to their amenity areas and roofscapes, the almost complete site coverage of the proposal and its height and design, noting also the site orientation and the relatively narrow adjacent roadways, and the number and size of units proposed; the proposal would represent overdevelopment of the site, would appear overly prominent on the streetscape, and would not provide an acceptable standard of private open space for future residents, and would lead to overlooking of the surrounding properties. It is considered therefore, that the proposed development, would seriously injure the residential and visual amenities and depreciate the value of property in the vicinity, would help set a poor precedent for similar type of development in the area, and would be contrary to the proper planning and development of the area.*

3.2. Planning Authority Reports

3.2.1. Planning Report (11.12.2017)

- Having regard to the sites zoning and the surrounding uses, residential use on the site is considered to be acceptable in principle.
- Consider that the proposed development differs significantly from recent surrounding developments due to its three to four storey equivalent height compared to the predominantly two storey height of the immediately surrounding properties.
- Notes that development has almost full site coverage, has no off street car parking, no set back from the roadway and no ground level private amenity area.
- Consider that the private open space provision is not acceptable and may potentially overlook adjoining properties.
- The proposed development would represent an overdevelopment of the site and would appear overly prominent on the streetscape.

3.2.2. Other Technical Reports

Transportation Planning (22.11.2017): Recommend refusal on 2 grounds including that the lack of off street car parking spaces would create potential for illegal parking on roads in the area and endanger public safety and that the development would set an undesirable precedent.

Drainage Planning (24.11.2017): No objection.

3.3. Prescribed Bodies

Irish Water (24.11.2017): No objection.

3.4. Third Party Observations

- 3.4.1 There were a number of third party observations in relation to the application. Issues raised overlap and can be summarised as follows:

- That the development would result in the overdevelopment of this small infill site and have a negative impact on the streetscape due to its scale, height and bulk. Note that the development will be a full storey higher than recently completed developments in the vicinity and does not respect the prevailing scale.
- Consider that the development would have an adverse impact on the residential amenities of adjacent properties due to overlooking and would be visually incongruous. Particular concern raised regarding the roof top terrace.
- Concern regarding the lack of car parking and potential traffic impacts. The locality has no provision available for on street parking. Note that no parking is provided to serve the Class 2 use proposed at ground level of the development. State that the development will impinge on sightlines from Lanesville onto Monkstown Farm.
- Consider that the proposed studio spaces at ground floor are an extension to the residence to derive a 3 bedroom dwelling without adequate private amenity space and residential parking.
- Object to the extent of amenity space provided in the development, stating that it is inadequate and does not constitute good quality usable open space.

4.0 Planning History

4.1 There is no recent planning history pertaining to the site.

4.2 There have been a number of applications in the vicinity of the site for infill residential schemes including:

Planning Authority Reference D03A/0343: This site adjoins the application site to the south and east. Permission granted for a development comprising 1 no. 3 bed apartment and 2 no. 2 bed apartments with frontage to Lanesville and an associated link to vacant premises at no. 13A Monkstown Farm, with one off street parking space per residential unit. Change of use and partial demolition of 13A Monkstown Farm from one storey commercial to two storey residential.

Planning Authority Reference D14A/0610/An Bord Pleanála Reference PL06D.244221: Farmhouse Inn Rear Car Park: Permission granted by An Bord

Pleanála in April 2015 for 4 no. terraced, two storey dwellings and 4 separate vehicular entrances off Lanesville.

Planning Authority Reference D15A/0311: Farmhouse Inn – site located on the opposite corner to the site. Permission granted for the demolition of a public house and construction of two no. two storey dwellings and one no. three storey building with ground floor 50 sq. m. commercial unit.

5.0 Policy Context

5.1. Development Plan

5.1.1 The operative Development Plan is the 2016-2022 Dun Laoghaire Rathdown County Development Plan. The site is zoned Objective NC – *To protect, provide for and or improve mixed use neighbourhood centre facilities*. Residential use is permitted in principle under this zoning objective. Relevant objectives and policies of the plan include:

Policy Res 3: Residential Density: *It is Council policy to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development.*

Policy Res 4: Existing Housing Stock and Densification: *It is Council policy to improve and conserve housing stock of the County, to densify existing built-up areas, having due regard to the amenities of existing established residential communities and to retain and improve residential amenities in established residential communities.*

Policy RET 6: Neighbourhood Centres: *It is Council policy to encourage the provision of an appropriate mix, range and type of uses including retail and retail services in areas zoned Objective 'NC' subject to the protection of the residential amenities of the surrounding area.*

Policy RET 9: Non Retail Uses: *It is Council policy to control the provision of non retail uses at ground floor level in the principal shopping streets of Major Town centres and District Centres and also within the shopping parades of mixed use neighbourhood centres.*

Section 8.2.3.4 (vii) Infill: *“New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.”*

Section 2.1.3.4 Existing Housing Stock Densification: *“Encourage densification of the existing suburbs in order to help retain population levels - by infill housing. Infill housing in existing suburbs should respect or complement the established dwelling type in terms of materials used, roof type, etc.*

In older residential suburbs, infill will be encouraged while still protecting the character of these areas.”

Table 8.2.3 sets out car parking standards. For residential dwellings, 1 space is required per 2 bed unit. Section 8.2.4.5 notes that reduced car parking standards may be acceptable in certain circumstances such as the location of the development and specifically its proximity to Town Centres and also proximity to public transport.

Section 8.2.8.4 sets out quantitative standards for private open space. This notes that for 1 and 2 bedroom houses a figure of 48 sq. metres may be acceptable where it can be demonstrated that good quality usable open space can be provided on site. It is stated that *“in instances where an innovative design response is provided on site, a relaxation in the quantum of private open space may be considered on a case-by case basis.”*

Section 8.2.3.2 of the plan sets out quantitative standards for residential development.

Section 3.1.2.12 Policy E12 regarding Home Working/ E-Working states: *“It is Council policy to permit home-based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas and to promote and encourage the development of ‘Live-Work’ units capable of accommodating home-based economic activities in areas of high density development at sustainable development locations in the County.”*

5.2. Quality Housing for Sustainable Communities

5.2.1 Sets out guidance regarding space provision and room sizes for typical dwellings.

5.3. Natural Heritage Designations

- The nearest Natura 2000 site is the South Dublin Bay and River Tolka Estuary SPA and South Dublin Bay SAC located c. 1 km to the north of the site.

6.0 The Appeal

6.1. Grounds of Appeal

- Note that the existing building on the site is a commercial building with no off street car parking. Commercial use on the ground floor has been retained in order to maintain an existing use on the site and is considered desirable from a planning perspective given precedents on adjacent sites.
- Revised drawings submitted with appeal indicating the omission of the commercial use on the site and its replacement with an undercroft parking area. In this regard, the requirement for parking would be reduced as the scheme no longer incorporates a commercial element and off street parking would be provided.
- Consider that the footprint of the development is substantially the same as the existing building on the site. State that the site should accommodate a 3 storey building to bookend the corner and complement the scheme on the opposite corner. Note that the change of use of the ground floor to parking would result in a reduction in height of the development by 1 metre as there would no longer be a requirement to provide a commercial unit with a 4m floor to floor level.
- The design intention was to keep with pitched roofs, clean render and stone cladding similar to the built scheme opposite and adjoining residential units. Consider that the design, materials, heights and pitched roofs are coherent with the area.
- Constraints of the site acknowledged and state that the scheme has been designed to mitigate against any overlooking and invasion of privacy.
- States that given the urban context, the site is suitable for a young professional couple and the open space at roof level is sufficient for the

occupants to enjoy private open space. 1.8 metre high opaque screens are proposed on the two elevations adjoining neighbours which will mitigate concerns regarding overlooking to adjoining properties.

6.2. Planning Authority Response

- It is still considered, notwithstanding the amendments proposed under the subject appeal, that the proposal would represent overdevelopment of the site, would be overly prominent on the streetscape, and that the total loss of commercial use on the ground floor, and the use of the ground floor level of the site almost exclusively for car parking only, is not considered to be acceptable, noting the corner streetscape location and zoning of the site.

6.3. Observations

Arc Architectural Consultants on behalf of Bernadette Sharkey, Joseph Sharkey, Sharon Croke, the Residents of Lanesville and Laurel Bank, Ger Flynn

- Consider that having regard to the inadequate provision of car parking and the opening of new vehicular access/egress points at a busy narrow junction, and the reduction of already restricted sightlines, that the development would endanger public safety by reason of a traffic hazard.
- Note that whilst reduced car parking may be permissible in central urban areas well served by public transport, that the subject site is not located in such an area. With regard to the revised proposal for 2 off street car parking spaces, it is considered that 2 no. spaces to serve a 6 bed space development constitutes an under provision of parking.
- It is considered that the opening of two new access points at the junction of Lanesville and Monkstown Farm Road will create a point of conflict between pedestrians, cyclists and vehicular traffic. The likelihood that the garages will be gated in conjunction with the narrow width of the road, will result in queueing and complicated turning manoeuvres. State that the development will reduce the sightlines from Lanesville to Monkstown Farm Road. Notes

that the building line on the opposite corner was maintained to ensure preservation of sightlines.

- Due to its excessive height, scale and bulk, the development will result in a significant diminution of residential amenity of neighbouring residents. It will result in loss of privacy, overlooking and loss of sunlight/daylight.
- The development will appear an incongruous and overbearing element in the visual environment. Even if reduced in height by 1 metre, the development will rise to a height 3 metres above neighbouring development. The oppressive appearance will be exacerbated by the incongruous roof profile. States that there is an absence of detail regarding the potential overshadowing impacts of the development. Particular concerns raised regarding potential loss of sunlight to the residential development located opposite the site on the former Farmhouse Inn lands.
- Notes that the development is set back between 6.7 and 7.9 metres from the southeastern façade of the recently constructed unit on the former Farmhouse Inn lands and windows at first and second floor will result in overlooking to this property. Details that there are discrepancies in the drawings regarding the extent of screening proposed to the roof terraces. Consider that there will be significant overlooking to Lanesville Terrace and other properties in the vicinity. The location of the principal habitable spaces on the upper floors and the private amenity space at roof level exacerbates overlooking.
- The development will have a plot ratio of 2.0 which constitutes over development of the site and will result in a poor standard of accommodation for future residents of the scheme due to poor quality open space provision and rooms of insufficient size. The intensity of development is in excess of what would be considered appropriate having regard to the context of the site.
- The roof terrace is marked on the plans as having an area of 53.4 sq. metres, but this includes the entire area of the roof level, including inaccessible areas surrounding the rooflights. There is nothing to suggest that a lower standard of amenity would be acceptable for certain sectors of the population such as a professional couple.

- The proposal to omit the commercial element in favour of off street car parking will result in the extinguishment of a long established commercial use and is a material contravention of the NC zoning.

7.0 **Assessment**

7.1. The main issues are those raised in the grounds of appeal and observation and it is considered that no other substantive issues arise. Appropriate Assessment also needs to be addressed. The issues can be dealt with under the following headings:

- Principle of Development
- Impact on Residential Amenities
- Parking and Traffic
- Appropriate Assessment

7.2. **Principle of Development**

7.2.1 The subject development comprises an infill residential development on a small constrained brownfield site located at the corner of Laneville Terrace and Monkstown Farm Road. The site has a limited footprint and is constrained by adjoining development to the south and east. The site is zoned NC under the current Dun Laoghaire Rathdown County Development Plan 2016-2022 and under this zoning objective, residential use is permitted in principle.

7.2.2 At ground floor level, two studios are proposed, each with an area of c. 17 sq. metres. The proposed use of these studios is somewhat ambiguous as they are described as both live work units and for Class 2 use (financial, professional and other services where services are provided principally to visiting members of the public) on the public notices. Commercial use is in compliance with the zoning objective. Policy E21 of the County Plan promotes live works units and I would consider such a use appropriate at this location.

7.2.3 As part of their appeal response, the applicant has proposed the omission of the commercial units at ground floor and the use of this area for off street parking in order to address the concerns of the Planning Authority. Concerns have been raised by the observers that such a change of use would constitute a material contravention

of the development plan zoning objective and effectively extinguish a long established commercial use on the site.

7.2.4 It is acknowledged that the site has a long history of commercial use. However, the existing building has a limited area and I do not consider that the development of the site in its entirety for residential use would constitute a material contravention. The neighbourhood centre zoning extends along the Monkstown Farm Road and there are a number of residential developments with no commercial ground floor use. Commercial uses are primarily clustered further east of the site. I do not consider that the loss of such a small commercial unit would undermine the wider NC zoning objectives for the area, and residential use is permitted in principle under this zoning objective.

7.2.5 Notwithstanding this, the site is located on a corner with frontage to Monkstown Farm Road and I have concerns regarding the design approach proposed by the applicants in their appeal response. The omission of the commercial units effectively creates a completely blank façade along this road frontage at ground floor level. The fact that the proposed building is not set back and immediately abuts the public footpath would exacerbate the visual impact and obtrusiveness of this proposed elevational treatment. The lack of animation is not appropriate at this corner site.

7.3. Impact on Residential Amenities

7.3.1 Concerns have been raised regarding the impact of the development on the residential amenities of the area due to the scale, design and height of the development and that it would have adverse overlooking, overshadowing and overbearing impacts.

7.3.2 The proposed development comprises 2 no. three storey dwellings with roof top terraces. The height of the development is c. 12.4 metres. The ground floor commercial unit has a floor to floor height of 4 metres. I have significant concerns regarding the scale and bulk of the development and consider the scheme to be an overdevelopment of this tight constrained site.

7.3.3 It is argued by the applicant that that a three storey building is appropriate for this corner site in order to form a bookend and complement the scheme on the opposing corner on the former Farmhouse Inn site. It is considered however, that the two sites are not comparable. The Farmhouse Inn site had a much greater footprint and was

not constrained by the proximity of much lower scale and finer grain development that characterises the subject site. It is also noted that the development on the Farmhouse Inn scales down to two storeys and is also set back from the public footpath.

- 7.3.4 The proposed development is located immediately adjacent to two storey dwellings. It will be considerably higher than the existing dwellings along Lanesville Terrace which are c. 8.7 metres high and the dwelling to the immediate east which is c. 8.4 metres high. The height of the development is also considerably greater than that on the Farmhouse Inn site which is c. 9 metres in height.
- 7.3.5 The applicant has suggested that the height of the development could be reduced by 1 metre through the omission of the commercial units at ground floor and their replacement with undercroft car parking. Even with this proposed mitigation, the development will be considerably higher than adjacent dwellings. The scale and impact of the development is further exacerbated by the constrained nature of the site and the full site coverage of the development.
- 7.3.6 The subject site is an underutilised brownfield site and it is evident that it has the potential to accommodate an infill development that would improve the visual amenity of the site and streetscape and provide additional housing stock. Whilst the need to promote additional density on such sites in close proximity to good quality public transport is clearly advocated at a national and local level, the guidance also notes that the overriding concern should be the quality of the proposed residential environment to be created.
- 7.3.7 In this instance, the site is a constrained urban site. I consider that the development in its current format represents an overdevelopment of the site. The provision of two infill dwellings with their current design, scale and height would have an unacceptable impact on the residential amenities of the area. It is considered that the development would be incongruous with the existing streetscape and would have a significant adverse overbearing impact on the dwellings located in the immediate vicinity. In this regard, I consider the development would be obtrusive and have a significant adverse visual impact.
- 7.3.8 Concerns have also been raised in relation to overlooking and overshadowing. The proposed amenity area to serve the dwellings is in the form of a roof top terrace.

There are some discrepancies in the drawings and CGI's submitted regarding the height of the screening surrounding the terraces, but it is clarified in the appeal documentation that a 1.8 metre high screen will be proposed around the western and southern boundaries of the westernmost terrace. This is to preclude overlooking to no. 2 Laneville Terrace. The terrace to serve the other dwelling is bound by a screen of c. 0.8 metres and thus provides open views to the north, east and south. There is likely to be some limited overlooking from the development to the rooflight serving the dwelling to the east and to the new residential development to the east on the former Farmhouse Inn site. I do not however, consider these impacts to be particularly significant or adverse.

7.3.9 Concerns have also been raised regarding potential overlooking from the upper floor fenestration of the development to the southeastern façade of the development on the Farmhouse Inn site as the separation distances between the two is between 6.7 and 7.9 metres. I note however, that it is not untypical for dwellings to be located opposite each other in tight urban streets such as the current site and indeed there are opposing dwelling located to the south along Lanesville Terrace. In this context, I am satisfied that no adverse overlooking will occur. I would consider however, that due to the overall height and dominance of the proposed development, it is likely to appear visually obtrusive when viewed from the rear amenity spaces serving no. 2 and 3 Laneville Terrace.

7.3.10 In relation to overshadowing, it has been detailed by the observers that they consider that the shadows cast by the disproportionately high and bulky structure has the potential to interfere with the capacity for the living room of the recently constructed development opposing the site to receive an adequate amount of sunlight. Whilst the observer's comments are noted, I consider that any development of the site due to its existing context would have some degree of overshadowing to the opposing properties. Given that the dwelling concerned has additional fenestration serving the living room affected, I am satisfied that the impact is unlikely to be material.

7.3.11 When considering the issue of residential amenity, the quality of the development in terms of the amenity it will provide for future occupants must also be considered. In this regard, I have a number of concerns in relation to the proposal. In terms of private open space, this is provided in two roof top terraces. Whilst it is stated that the area of the said terraces is 53.4 sq. metres, it is noted that a large portion of this

area accommodates the rooflights and is thus unusable. The stated area of the roof terrace appears to be incorrect and excluding the rooflight, the extent of private open space for each dwelling is in fact c. 20 sq. metres. The amenity space has a poor layout and is only 2.5 metres in width. Furthermore, it is noted that the westernmost terrace will be surrounded almost completely by opaque screening of 1.8 metres, significantly reducing its amenity and aspect.

7.3.12 Section 8.2.8.4 of the County Development Plan sets out quantitative standards for private open space. This notes that for 1 and 2 bedroom houses a figure of 48 sq. metres may be acceptable where it can be demonstrated that good quality usable open space can be provided on site. It notes that a relaxation on such a standard may be acceptable where an innovative design response is provided on site. In this instance, I do not consider the design response to be innovative and the quantum, layout and design of the open space is inadequate to serve a two bedroom dwelling.

7.3.13 Whilst the development generally complies with the minimum standards set out in the Quality Housing for Sustainable Communities for a 2 bed 3 person house in terms of the aggregate living and bedroom areas, inadequate internal storage is provided. Furthermore, there is no area for the storage of waste either for the commercial or residential uses proposed. I consider that having regard to the significant deficit in private open space that the proposed dwellings will provide a poor standard of residential amenity to future residents.

7.4 Parking and Traffic

7.4.1 The development as originally proposed provided no off street parking. It is detailed by the applicant in their appeal submission that the current commercial building has no off street parking and, therefore, the development maintains the status quo.

7.4.2 Based on the current Development Plan standards, the proposed development would require the provision of 2 no. car parking spaces to serve the residential units and at least 1 space to serve the proposed commercial ground floor units. Having regard to the very constrained nature of the site, it is considered unlikely that this level of parking provision would be feasible or practical. I do consider however, having regard to the location of the site and the limited on street parking available in the vicinity that it would be appropriate to provide 1 off street parking space.

7.4.3 Significant concerns were raised by the Planning Authority and particularly the Transportation Planning Department that the deficiency in car parking would endanger public safety and create the potential for illegal and inappropriate parking on roads in the area. In response the applicant has proposed 2 car ports at ground floor level in lieu of the commercial units.

7.4.4 The proposition however, for two separate car port accesses off an extremely narrow and constrained roadway, in immediate proximity to its junction with Monkstown Farm Road is considered likely to give rise to excessive turning movements and result in a traffic hazard. The applicant has not provided any auto track analysis to demonstrate that the proposed car ports can be accessed and egressed. In this regard, I do not consider that the development is in accordance with the proper planning and sustainable development of the area and may give rise to a traffic hazard.

7.5 **Appropriate Assessment**

7.5.1 Having regard to the nature and scale of the proposed development, an infill residential scheme within an established and fully serviced urban area, and its distance to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 **Recommendation**

8.1. It is recommended that permission be refused permission for the reasons set out below.

9.0 **Reasons and Considerations**

1. It is considered that the proposed layout and design of the proposed development would produce a substandard form of development on this site. The development would be incongruous in terms of its design, scale and height and visually disruptive and discordant, would be out of character with the streetscape, would have an overbearing impact on the dwellings in the vicinity

and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent corner location of the site and to the established built form and character of Monkstown Farm Road, the revised proposals submitted to the An Bord Pleanála on the 11th day of January 2018 indicating a blank façade at ground floor level on the northern elevation fronting this road would be out of character with the streetscape, and would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
3. It is the Policy of the Planning Authority as set out in the County Development Plan 2016-2022 that residential development is provided with adequate private open space in the interest of residential amenity. The proposed development is deficient in the quantum, location and quality of private open space. The proposed development would, therefore, not be in accordance with the Development Plan Section 8.2.8.4 (i) Private Open Space Quality, and would seriously injure the residential amenity of future residents and the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
4. Having regard to the revised proposals submitted to the An Bord Pleanála on the 11th day of January 2018 to provide 2 separate vehicular entrances and car ports to serve the 2 no. dwellings, it is considered that due to the fact that the accesses are located on a road which is substandard in terms of width and in close proximity to a junction, that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Erika Casey
Senior Planning Inspector

19th April 2018