



Board Direction

Ref: 06D.246294

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th, July 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

REASONS AND CONSIDERATIONS

The site of the proposed development is located in an area lacking in community facilities and with poor connectivity and remote from public transport, neighbourhood facilities and at a location poorly served by supporting infrastructure including adequate footpaths, public lighting and wastewater treatment facilities. It is considered that residential development of the scale proposed would result in uncoordinated, piecemeal and an unsustainable car dependent form of development which would be contrary to the Ministerial Guidelines set out in the Sustainable Residential in Urban Areas Guidelines issued by the DoEH&LG in May 2009. Furthermore, it is considered that by reason of pedestrian/vehicle conflict along the local road network serving the site, significant sections of which are rural in character and lacking in public footpaths, the proposed development would endanger public safety by reason of a traffic hazard. Accordingly, 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, notwithstanding the residential zoning of the site, the Board did not share the Planning Inspector's conclusions in relation to the principle of development of the scale being proposed on this site in the absence of a more co-ordinated approach to development in the area and pending the provision of infrastructural improvements to the area, including to roads, footpaths and sewerage that would support a development of the nature and scale being proposed.

Board Member: _____
Paddy Keogh

Date: 18th, July 2016