



An  
Bord  
Pleanála

**Board Direction**  
**PL09.248519**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 31<sup>st</sup> 2017.

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

### **Reasons and Considerations**

The proposed development is located south of the Ballymore Bridge and outside the core area of the village and is generally in an area of substandard infrastructure. It is considered that the provision for pedestrians and cyclists from the junction of the R411 Hollywood Road and R413 Brannockstown Road across the Ballymore Bridge to the village is substandard and represents a traffic hazard for road users. It is considered that the proposed development would increase pedestrian and cycling use along this stretch of road leading to the village centre, and as such would be premature pending to the provision of improved safe pedestrian and cycling facilities over the Liffey, connecting to the footpath and road system of the village. The proposed development would, therefore, endanger public safety by reason of a traffic hazard and would otherwise not be in accordance with the proper planning and sustainable development of the area.

**Note** The Board concurred with the inspector's analysis with regard to the design and layout of the proposed development however in light of the substantive reason for refusal and the fact the matter was a new issue the Board decided not to pursue the matter further.

Circulate copy of the Board Direction with the Order

**Board Member**

**Date:** 31.08.17

---

Paul Hyde