



An
Bord
Pleanála

Board Direction
PL04.249396

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th April 2018.

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

Reasons and Considerations

1. The "Sustainable Residential Development In Urban Areas -Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009, recommends a sequential and co-ordinated approach to residential development, whereby zoned lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes be given preference. Notwithstanding the residential zoning objective for the area, as set out in the current development plan for the area, it is considered that the site is located in an area which is remote and isolated from other areas of consolidated residential development and not in line with the orderly expansion of the settlement. and would therefore be contrary to the National Planning Framework which seeks to reinforce the key roles of larger and smaller towns and villages in achieving balanced regional development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would lead to a proliferation of residential vehicular entrances on this rural road and would endanger public safety by reason of traffic hazard.

Board Member

Date: 24th April 2018

Michelle Fagan