



An  
Bord  
Pleanála

**Board Direction**  
**BD-003715-19**  
**ABP-304097-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/08/2019.

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

#### **Reasons and Considerations**

Having regard to an objective set out within Policy ST25: 'Roads', and identified on Map 7 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, there is a Six-Year Road Objective 'Cherrywood to Dun Laoghaire Strategic Route (R118 Wyattville Road to Glenageary Roundabout)' that includes part of Ballinlea Road, which would entail alteration of the existing road layout for the area. It is considered that the proposed development would be premature, pending the determination of the detailed design for the road layout of the area and would set an undesirable precedent which would adversely affect the use of the proposed future Ballinlea Road. Accordingly, to permit the proposed development would be contrary to Policy ST25: 'Roads', as identified on Map 7 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development for the area.

**Board Member**

**Date:** 07/08/2019

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Dave Walsh