



An
Bord
Pleanála

Board Direction
BD-005224-20
ABP-305820-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2020.

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

Reasons and Considerations

The Eastern Midlands Regional Spatial and Economic Strategy requires that infrastructure investment and priorities are aligned with the spatial planning strategy so that all residential development is planned and phased in collaboration with infrastructure providers to match projected demand and ensure the assimilative capacity of the received environment is not exceeded.

It is considered that the site is located in an area which is deficient in terms of road network and that its development is reliant on the provision of essential roads infrastructure in the form of the Dunboyne Eastern Distributor Road as included in the current development plan. There is a lack of certainty around the delivery of the Distributor Road.

Having regard to the current road infrastructure serving the site and the significant investment in road infrastructure required to service the site, it is considered that the proposed development would be premature, and would, therefore, be contrary to national and regional guidelines, the Development Plan and to the proper planning and sustainable development of the area.

Board Member

Date: 24/02/2020

Terry Prendergast