



An
Bord
Pleanála

Board Direction
BD-005307-20
ABP-305909-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2020.

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

Reasons and Considerations

The proposed development would provide direct vehicular and pedestrian access to residential development granted planning permission under planning register reference 07/179, whose duration was extended under planning register reference 18/560, at a location contrary to the access provisions set under this planning permission. In addition, conditions attaching to that permission linked the phasing of the development permitted therein to the provision of key infrastructure in this area, including the proposed Port Access Northern Cross Route in accordance with the provisions of the Drogheda Northern Environs Masterplan 2006. The proposed development would facilitate the development of these lands in advance of such infrastructure contrary to those conditions and to the provisions of the Masterplan for the area. Furthermore, the proposed development would create access from the residential development area onto a rural road, at a location where no pedestrian facilities are available, which is unsuited to accommodating urban generated residential development movements and which is not proposed as a location for access to the residential development area in the policy context for this area. In this

regard, it is considered that the proposed development would give rise to piecemeal residential development with the creation of discordant traffic movement patterns onto an unsuited rural road and would be inconsistent with the coordinated approach to development in the area as set out in planning permission 07/1791 (and 18/560). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/03/2020

Chris McGarry