



An  
Bord  
Pleanála

**Board Direction**  
**BD-007352-21**  
**ABP-308142-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2021.

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 Rivermeade Local Area Plan (LAP) 2018 establishes that Rivermeade has the capacity to accommodate c. 273 additional residential units following assessment of the remaining available residential capacity under the Core Strategy for the identified small towns and villages in the Metropolitan Area. The proposed development of 99 residential dwellings represents an excessive number of units over the established development parameters for Development Area 9 and part of Development Area 11 in the Rivermeade Local Area Plan 2018. The proposal also fails to have adequate regard to proper phasing and co-ordinated approach to the development of the lands at this location in accordance with the LAP with no measures proposed for the early provision of any of the recreational and community development earmarked for Development Areas 4, 6, 7 and 8 in conjunction with the provision of additional dwellings, or a detailed phasing proposal in terms of the upgrading of existing public roads in the vicinity of the site, which are currently deficient in terms of width, provision of pedestrian facilities and public lighting. To permit the proposed development would be contrary to the policies and objectives of the Rivermeade Local Area Plan 2018 in terms of the level of residential development, the appropriate phasing of development and the delivery of sufficient road infrastructure to serve the proposed development. The proposal would give rise

to hap-hazard and uncoordinated development. The proposed development is therefore, contrary to the proper planning and sustainable development of the area.

2. The appeal site is located in a remote location where there is a high dependence on vehicular traffic as opposed to other modes of transport, the existing road network in the vicinity of the site is deficient in width, alignment and the provision of pedestrian facilities and public lighting. Notwithstanding the phasing policy contained in the Rivermeade Local Area Plan (LAP) 2018, the proposed development would be premature due to the deficiency in the existing road network serving the area, including considerations of width, capacity and alignments which would render the existing road network unsuitable to carry the increased road traffic likely to result from the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/01/2021

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Michelle Fagan