

An  
Bord  
Pleanála

**Board Direction**  
**BD-009909-22**  
**ABP-310314-21**

The submissions on this file and the Inspector's report were considered at a Board meetings held on 27/09/2021 and 31/01/2022.

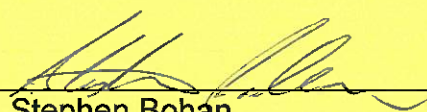
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

On the basis of the information submitted with the application and appeal, and notwithstanding the revisions made to the proposed development in response to the Section 137 notice issued, it is considered that the proposed development provides a poorly designed road layout, particularly in respect to the excessive quantum of roadway within the overall development, the excessive use of cul-de-sacs and inadequate vehicle circulation, culminating in a poor quality public realm, it is considered that the proposed development would seriously injure the amenities of future residents of the development, and would militate against the provision of a high quality layout design and would constitute a substandard form of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted the planning authority's response to its Section 132 notice and considered that this adequately resolved the planning authority's refusal reason no.1.

**Board Member**

  
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Stephen Bohan

**Date:** 02/02/2022