



An  
Bord  
Pleanála

**Board Direction**  
**BD-011693-23**  
**ABP-313937-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2023.

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

### **Reasons and Considerations**

Notwithstanding the residential zoning objective that pertains to the site, as set out in the current development plan, having regard to the peripheral location of the site, separated from the village of Allenwood, the undeveloped nature of similarly zoned lands in closer proximity to the built-up area of the village, the nature and scale of the proposed development, the absence of appropriate links to the village proper (including footpaths and public lighting), it is considered that the proposed development would result in an unplanned and disorderly approach to the expansion of the village, would represent a piecemeal approach to the sustainable development of the area, contrary to the stated policies of the planning authority, would endanger the safety of vulnerable road users by reason of traffic hazard and would be excessively car dependent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Patricia Calleary*  
Patricia Calleary

**Date:** 24/01/2023