

An  
Bord  
Pleanála

**Board Direction**  
**BD-016864-24**  
**ABP-317869-23**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2024.

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

### **Reasons and Considerations**

Having regard to the zoning for the site and adjacent lands in the wider vicinity as set out in the Rathkeale Local Area Plan 2023-2029, Objective TR O2 which seeks to improve safe and direct connectivity to the town centre where there are existing services and the planning history for the site, the Board considered the proposed development would result in the loss of an access point which would link the wider 'New Residential' zoned lands to the southern part of the town and would not accord with Objective TR02 in the current Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 01/07/2024