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**Board Direction**  
**BD-019069-25**  
**ABP-319302-24**

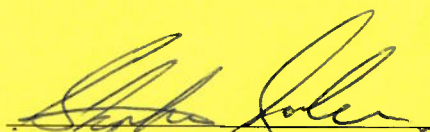
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2025.

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 vehicular entrance and driveway crossing a right of way/wayleave serving one private dwelling, would materially contravene condition no. 1 (c) of Pl. Reg. No. 22/5726, would be premature pending the determination of a final road/development layout for this expanding urban area and would compromise future pedestrian and cycle links to the lands within the Ballynoe Urban Expansion Area (UEA), constitute haphazard development and would not be acceptable in principle. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 03/03/2025